

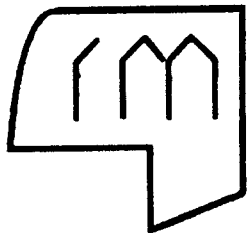


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through the efforts of
the United North East Community Development Corporation,
the Indiana OIC State Council,
and the City of Indianapolis**

**Special recognition is extended to the neighborhood organizations,
neighborhood residents, and neighborhood businesses
who are contributing to the improvement of the neighborhood
and were the necessary component to assemble this plan**



**United
North East
Community
Development Corporation**



STEPHEN GOLDSMITH

TABLE OF CONTENTS

SUMMARY	1
INTRODUCTION	11
HISTORY	21
ASSETS AND LIABILITIES	25
TOPIC REPORTS	
YOUTH	30
CRIME AND SAFETY	35
BUSINESS AND LOCAL ECONOMY	38
COMMUNITY TOGETHERNESS	46
AFFORDABLE HOUSING	51
SENIOR CITIZENS	72
EDUCATION AND JOB TRAINING	77
PARKS	81
INFRASTRUCTURE/TRANSPORTATION	85
BASIC HUMAN NEEDS	89
SOCIAL SERVICE AVAILABILITY	91

TABLE OF CONTENTS, cont.

TOPIC REPORTS, cont.	
ALCOHOL AND DRUG ABUSE	92
HEALTH CARE AND DISABILITIES	93
CHILD CARE	95
DISCRIMINATION	97
LAND USE AND ZONING	98
HISTORIC PRESERVATION	111
CREDITS	114

MAPS, CHARTS, TABLES, AND PHOTOGRAPHS

<u>Maps</u>	<u>Tables</u>
Map 1 - Marion County, Indiana iv	Table 1 - Racial Composition 20
Map 2 - United North East Neighborhood 2	Table 2 - Educational Attainment 44
Map 3 - Designated Survey Blocks 17	Table 3 - Type of Residential Structure in 1990 54
Map 4 - 1997 Surveyed Building Conditions 58	Table 4 - 1997 Surveyed Building Conditions 56
Map 5 - 1997 Existing Land Use 103	Table 5 - 1997 Existing Land Use 98
Map 6 - Land Use Plan 106	Table 6 - Surveyed Historical Structures 112
Map 7 - Zoning Plan 110	
	<u>Photographs</u>
	Photo 1-Neighborhood residents discussing the issues . . . 9
	Photo 2-Interurban rail car at the intersection of 38 th Street and Keystone Avenue, 1932. Photo by R.V. Mehlenbeck, from the Krambles Archive 22
	Photo 3-Interurban rail car adjacent to the intersection of 38 th Street and Sutherland Avenue, looking south. James F. Cook photo, from the M.D. McCarter collection . . 22
	Photo 4-Aerial view of the Meadows Shopping Center and Meadowbrook Apartments, 1972 23
	Photo 5-Intersection of Millersville Road and Keystone Avenue looking north 43
<u>Charts</u>	
Chart 1 - 1960-1990 Change in Population and Housing Units 20	
Chart 2 - Rank of Community Assets 26	
Chart 3 - Age Structure 32,76	
Chart 4 - 1989 Household Income 44,53	
Chart 5 - Household Type in 1990 53	
Chart 6 - Age of Housing 54	

*MAPS, CHARTS, TABLES, AND PHOTOGRAPHS,
CONT.*

	<u>Photographs, cont.</u>
Photo 6-Light of the World Christian Church at 5640 E. 38 th Street	46
Photo 7-Second Moravian Church at 1602 E. 34 th Street	48
Photo 8-Home at 3601 N. Adams that was rehabilitated by UNECDC in 1997	60
Photo 9-Blackburn Terrace Apartments	66
Photo 10-Forest Manor Middle School	78
Photo 11-Children at play in Washington Park	81
Photo 12-Wes Montgomery Park	82
Photo 13-Vacated Monon railroad line at Sutherland Avenue looking north	82
Photo 14-Single Family homes north of Washington Park and south of 38 th Street	98
Photo 15-Hawthorne Place multiple family community located at the NE corner of Emerson Avenue and 32 nd Street	99

	<u>Photographs, cont.</u>
Photo 16-Brightwood Shopping Center on Sherman Drive between 26 th Street and Massachusetts Avenue	99
Photo 17-Massachusetts Avenue industrial corridor between Emerson Avenue and Sherman Drive looking southwest	100
Photo 18-3760 North Forest Manor	111



**UNITED NORTH EAST NEIGHBORHOOD PLAN
MAP 1 - VICINITY MAP**

SUMMARY

The United North East Neighborhood Plan is an inventory of and future plan for the area covered by the United North East Community Development Corporation. The boundaries of the United North East neighborhood consist of 42nd Street on the north, Arlington Avenue on the east, 30th Street on the south, and Fall Creek on the west (see Maps 1 and 2). Also, the boundaries include a small triangular area consisting of 30th Street on the north, Massachusetts Avenue on the southeast, and Sherman Drive on the west.

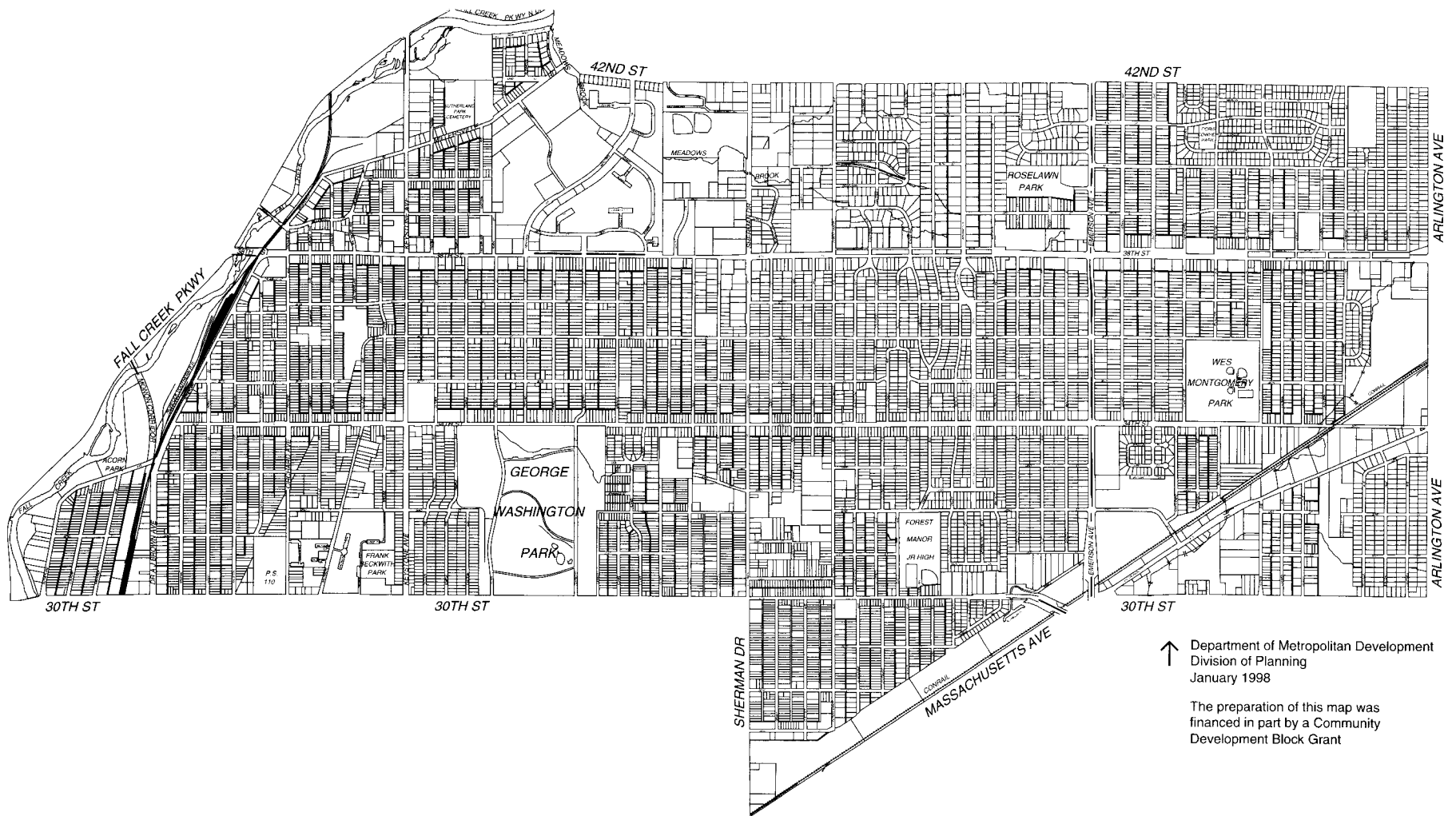
The United North East Neighborhood Plan is an update to three (3) previous neighborhood plans. These plans and their completion dates are the Forest Manor Subarea Plan in 1976, the Orchard Keystone Neighborhood Plan in 1986, and the Meadows/Fall Creek Neighborhood Plan in 1987. These plans were an integral part of developing a new neighborhood plan.

The United North East Neighborhood Plan also amends a segment of the comprehensive or master plan of Marion County, Indiana. This segment consists of land use, zoning, and the direction of physical development. In 1994, the United North East Community Development Corporation (UNECD) brought about a new focus in dealing with neighborhood issues, setting priorities, and obtaining funds for housing improvement in the neighborhood.

The process to complete this neighborhood plan was begun when the Indiana OIC State Council (OIC) and United North East Community Development Corporation (UNECD) completed a community strengths and needs assessment for the United North East neighborhood. Four hundred and fifteen (415) randomly selected residents were surveyed between December, 1996 and February, 1997.

This survey was undertaken in an effort to examine resident perceptions of various community issues including general assets, child care, youth, basic human needs, social service availability, education and job training, health care, senior citizens, mental illness, disabilities, teen pregnancy, transportation, community working together, local economy, discrimination, crime and safety, alcohol and drug abuse, general community issues, priority issues, and community strengths. Many interviewers were recruited from the community and all interviewers were given a one day training workshop to ensure consistency in collecting information.

After completion of the community strengths and needs assessment, a working group was formed to discuss and plan for the future of the neighborhood (see Credits). These people comprised of 14 neighborhood associations, area residents, the City of Indianapolis, non profit organizations, and members of the business community. Adding complexity to the neighborhood plan was the ability to find common ground on issues. Discussions were fostered by the formation of the UNECD and a need to find solutions to issues sufficient to satisfy the neighborhood.



↑ Department of Metropolitan Development
 Division of Planning
 January 1998

The preparation of this map was
 financed in part by a Community
 Development Block Grant

UNITED NORTH EAST NEIGHBORHOOD PLAN MAP 2 - UNITED NORTH EAST NEIGHBORHOOD

The working group was brought together to develop goals, strategies, and specific actions for future revitalization of the United North East neighborhood. The recommended actions include government programs, public and private partnerships, and initiatives directly involving the residents of the neighborhood. Part of the actions identified a broad range of housing needs including the increase of home ownership and improving the quality of life in multi family communities.

The United North East Neighborhood Plan is not intended as a solution to all the issues in the neighborhood. However, after the plan is approved by the neighborhood and adopted by the Metropolitan Development Commission, the plan will serve as a guide for implementing public improvement programs and steering private investment. Also, various agencies and organizations will find the information useful to improve the quality of life in the United North East neighborhood.

The community strengths and needs assessment used a list of all addresses to achieve a random sample of residents. An address was randomly selected as a starting point for the interview teams and subsequently the block the address corresponded to was designated as a "primary block". These 83 blocks were then assigned a number and a total of five (5) surveys were completed from each block. Four standard surveys and one long survey were completed for each of the 83 blocks selected. Thus, a total of 332 standard surveys and 83 long surveys were collected. If interview teams could not complete five surveys on the primary block, our sampling strategy required that we use randomly selected adjacent secondary blocks to complete the five surveys (See Map 3).

In addition, surveys were collected from businesses, social service agencies and religious organizations who are part of the United North East community.

It is important to note that the analysis of data in some instances did show significant differences in perceptions based upon age, home ownership, and gender. In most cases the general community already determined these variables to be a major asset or need. Typically, a significant difference found among these sub-groups merely indicated a greater perception of need, or a stronger view based upon the characteristic of the respondents.

Major findings of the community strengths and needs assessment were as follows:

GENERAL ASSETS

The factors identified and the variables that comprise them follow in the order of what residents indicated they liked best about the community:

- Churches and Medical Care includes "churches" and "medical care".
- Environment & Infrastructure includes "easy access to major roads", "clean air", "public transportation", "affordability of housing", and "easy access to shopping".
- Social Quality includes "people", "good place to raise a family", "sense of community togetherness" and "appearance of the community".

- Convenience was identified to include "places of entertainment", "recreation centers", "places to eat", "parks", "schools", and "child care".

Churches and medical care are liked most by members of the community although renters and younger residents (18-34 years old) tend to rate them less high than owners and older residents. Environment and infrastructure is the factor that is liked next best by members of the community with renters consistently rating this factor lower than owners.

Social quality is liked third best by the entire community with renters and younger residents rating this factor much lower than homeowners and older residents. There is little disagreement among all community members that the convenience factor is the least liked aspect.

GENERAL COMMUNITY ISSUES

Residents indicated the highest priorities for the community were increasing educational opportunities, good paying jobs, crime, community safety, strengthening family structure, drug related criminal activity, school safety, and violence. Lowest priorities expressed by residents were public transportation, arts/cultural activities, child care availability (see child care section for sub-group analysis), new business development, home health care services, domestic violence, and mental health/addiction services. When residents were asked to state their top four priorities for the community, the overwhelming top responses were youth, crime, community togetherness/appearance, and police.

STRENGTHS AND WEAKNESSES

Residents were very clear about what they viewed as strengths of the community. Churches were consistently

rated throughout the survey as the number one community asset. Other strengths of the community include public transportation, seniors, schools, and location in the city. Resident identified weaknesses include neighborhood associations, social activities, community working together, community leaders and businesses.

PERCEPTIONS

Fifty five to fifty eight percent (55-58%) of the residents surveyed believe that crime, alcohol use, drug use, and teen pregnancy are increasing or increasing greatly. On the other hand, 79% of the residents believe that discrimination is staying the same or decreasing.

YOUTH

One of the most consistent concerns for residents of the United North East area is their youth. When asked what the top three issues are that residents would like to see addressed, youth was determined to be the top priority in the community. Residents also believe that recreational activities for youth should be the fourth highest priority for UNECDC and neighborhood associations. Respondents feel that there needs to be more activities, facilities, and services for the youth.

CRIME AND SAFETY

Crime and safety issues, when grouped with police protection and presence, was mentioned by residents as the most urgent priority. Issues related to crime and safety generally rated high across all categories. Residents feel that working with crime watch groups and churches should be the main focus of UNECDC and neighborhood associations. When asked to rate a list of priorities residents chose crime, drug

related criminal activity, school safety, violence, and community safety among the top eight issues.

- 55% of residents feel *crime* in the community is increasing greatly/increasing
- 32% of residents feel *crime* in the community is staying the same
- 13% of residents feel *crime* in the community is decreasing/decreasing greatly

Statistical analysis confirmed that females feel significantly less safe than males in the United North East area. It was also found that renters feel less safe than homeowners and a surprising result found that older residents (65+) are the age group that tends to feel the safest.

Older residents and homeowners are more likely to say that there is a good relationship between the police and community residents. Overall, the most frequently occurring crimes are drug activity, theft, vandalism, disturbing the peace, burglary, gambling, robbery, and domestic violence.

COMMUNITY TOGETHERNESS

Generally, residents of the United North East area feel there is a low level of "togetherness" present in the community. While many residents indicated they like the people in the community, just a little more than one-half like the "sense of community togetherness". Residents tend to feel that the community does not come together to deal with important issues and two-thirds say they do not feel informed by their neighborhood association. An overwhelming number of residents would like to see community members come together to address issues, would be willing to be a part of a group that would come together, and would like to see a

coordinated effort by neighborhood associations to address community issues.

BUSINESS AND LOCAL ECONOMY

Surveys were mailed to 409 businesses in which 65 were returned for a 16% response rate. Half of the businesses indicated they experience challenges in hiring qualified employees. The two challenges faced most often by businesses are lack of job skill and lack of good work ethic.

Seven out of ten businesses project hiring new employees within the next two years. Likewise seven out of ten indicated they would be willing to hire persons leaving public assistance programs. Sixty two percent (62%) of the businesses do not provide employee benefits. While nearly two-thirds of businesses report that they hire employees from within the community, only one quarter of business owners actually reside in the United North East area.

Almost one-half of business owners expressed interest in participating in neighborhood planning. Nearly 50% perceive that the economic condition of the area is improving. Residents were less enthusiastic about the availability of places to eat and places of entertainment. Eight of ten residents feel it is very important that UNECDC and neighborhood associations work to create jobs and to bring businesses into the community.

Residents were also asked to indicate which businesses are needed in the community. The top six mentioned were bookstore, entertainment (movies, bowling etc.), hardware store, department store, shoe repair, and restaurants. It is important to note that the surveys were completed prior to the closing of a major grocery store that had served the area.

AFFORDABLE HOUSING

There are some discrepancies as to how residents feel about housing in the community. While two-thirds say affordable housing is available in the community, 43% of residents still say they know someone in the community who has tried, but not been able to find affordable housing during the past year. This would suggest that the resident perception is that there is affordable housing available, but some people are having difficulty in accessing it for one reason or another.

Availability of safe housing for all community members seems to be a primary issue which relates back to established resident concerns for overall community safety. Renters tend to feel there is less safe housing available than homeowners. In relation to safe housing, particular attention should be paid to improving the safety and security of persons living in rental units.

Strategies are recommended to improve access to affordable housing and to make all housing (especially rental units) safer. Access to housing could be improved by examining available resources for community members that can link them with housing opportunities and making residents more aware of services that provide housing assistance.

Safety of housing can be improved by organizing more crime watch groups and working in conjunction with the Indianapolis Police Department to make the community a safer place to live. Resident/police relations, which a majority of residents currently perceive as negative, could also be enhanced through this partnership.

Providing affordable housing focuses on a strategic approach that compliments other neighborhood improvement activities.

This strategic approach is intended to bring together public and private dollars to rehabilitate existing homes, construct new housing, increase code enforcement, improve the quality of life for residents in multiple family communities. Consequently, a variety of strategies are proposed that is consistent with the efforts of UNECDC, the City of Indianapolis, and other groups and organizations.

BASIC HUMAN NEEDS

Most community members who answered these questions are very aware of the basic level of need that exists for many residents of the community. It should be noted that while all community members rate these needs as high, there are certain subsets of the community that rate them even higher than the average.

Residents who are female, renters, and under the age of 34 tend to rate a greater need for basic resources. This is probably indicative of a greater need for residents who fall within these groups or of a greater knowledge of those residents who are in need based on geographical proximity.

SOCIAL SERVICES AVAILABILITY

Nearly two-thirds of residents feel members of the community cannot receive social services easily and eight out of ten residents say that it is difficult to receive social services without transportation. This is an issue related to access and availability of social services for community residents.

These results imply that residents perceive certain systemic barriers in accessing social services. These barriers could include insufficient awareness of what social services are available to members of the community, location of program sites/ transportation, insufficient capacity of social services to

meet resident needs, and an ineffective match between services provided and resident needs.

SENIORS

Residents of the United North East community rated seniors (elderly) as the third highest strength in the community. The community seems to place a high value on its senior residents as evidenced by the perception that there is more of a need for certain services than seniors themselves indicated. While there are differences in the way that the various age groups see senior services availability, the overall feeling is that there should be more opportunities for senior daycare and activity centers.

A third of residents surveyed know a senior or disabled person who is experiencing loneliness or social isolation. Creation and community marketing of programs promoting social interaction could potentially serve to reconnect those isolated residents with other support systems.

An overwhelming majority of residents feel there are not any adult day care or activity centers available in the community. Lack of awareness of existing senior services and/or availability may contribute to this perception.

There is no difference in how seniors and other age groups see access to health care in the community. Seniors of the community did rate health care affordability and quality significantly higher than other age groups in the community. This may be somewhat misleading when considering that only 16% of all residents, including seniors, are receiving health care within the community. The majority of residents (84%) surveyed are receiving health care outside of the community.

A higher percentage of seniors have some form of health insurance when compared to the younger age groups in the community. Eighty four percent (84%) of residents age 45 and older feel ambulances arrive fast enough when called, while just over 50% of younger age groups feel ambulances arrive fast enough.

It may be that seniors have had more experience with summoning emergency services personnel, thus are more aware of the timeliness of ambulances. It could also be that younger residents for one reason or another feel they are not receiving adequate response from emergency personnel.

ALCOHOL AND DRUG ABUSE

Questions related to this category were only asked of a small percentage of residents. No generalizations can be made to the larger area. Results are included in the body of this report to stimulate further discussion. If residents are interested in reviewing information collected, this can be made available by the UNECDC.

EDUCATION AND JOB TRAINING

Nearly three quarters of the residents surveyed feel that a good education is available to the children of the community and almost six out of ten feel schools in the community are providing a safe environment for students. Seven out of ten residents report that a good education is available to adults of the community.

Renters are more likely than home owners to say that job training is available to community members. This could indicate a greater knowledge about this type of service availability on the part of renters. While six out of ten renters feel job training is available, nearly two-thirds of all residents

surveyed feel that there are not jobs available in the United North East community. While a majority feel that job training is available in the community an even greater majority feel there are no good paying jobs available in the community.

HEALTH CARE AND DISABILITIES

Six out of ten residents perceive that health care is accessible and of good quality. However, five out of ten residents feel that health care is not affordable. Affordability is an even greater issue for those 25% of the residents reporting they do not have health insurance. A significant majority (six of ten) residents believe that help is not available for people with disabilities in the community.

Analysis revealed that age and home ownership are related to possession of health insurance. A little more than a third of residents age 18-44 do not have health insurance and 44% of renters also lack health coverage.

CHILD CARE

There was considerable variability among community members relating to issues of child care. Significant differences were found between renters and home owners on perceived availability of child care services. The division between home owners and renters could be interpreted as an indicator of socio-economic status. This translates into the need to develop child care services that can serve those residents in the low to moderate income levels. It is important that these efforts promote safe, affordable, and quality child care that is available and easily accessible (located within areas of high need).

TRANSPORTATION

Public transportation is considered to be a community strength and a valuable resource for residents. Generally, residents are pleased with the current public transportation system. Specialized transportation services such as for seniors, persons with disabilities, and those needing access to social services may warrant further consideration. In addition, transportation was cited as a barrier to the employment of community residents by business owners.

DISCRIMINATION

Discrimination was explored only with a limited number of residents. Generally, residents did not view discrimination as a significant problem, however a consistent minority 10-24% indicated they were aware of incidents of discrimination within the past year. Given the racial composition of the community (93.1% African-American), this discrimination may or may not be occurring in the immediate United North East community. It is also possible that this discrimination could be based more upon socio-economic factors.

LAND USE AND ZONING

The Land Use and Zoning Plan for the United North East neighborhood is designed as an update to three previous neighborhood plans and amending a segment to the Comprehensive Plan of Marion County, Indiana. This plan develops recommendations for land use and zoning that address issues and concerns of residents and property owners in the neighborhood. Recommendations for future development address environmental concerns, development on vacant sites and vacant buildings, and areas in transition from one land use to another land use.

The Zoning Plan was developed after reviewing current zoning and recommendations for future land use. Similar to land use, the zoning plan develops recommendations for zoning that address concerns of residents and property owners.

Most of the recommended zoning changes for the United North East neighborhood are designed to properly designate properties whose uses, although appropriate, are not supported by the existing zoning classifications. The other zoning recommendations provide direction for development on vacant land, vacant buildings, and areas in transition to a different use. An effort was made to buffer incompatible land uses.

GOALS, OBJECTIVES, AND SPECIFIC ACTIONS

Developing goals, strategies, and specific actions refines the entire planning effort in the United North East neighborhood. The text listed here focuses on the implementation of solutions to concerns as identified in the community survey conducted by the Indiana OIC State Council and UNECDC.



Photo 1 - Neighborhood residents discussing the issues

A list of issues in the United North East neighborhood were divided into topics and solutions proposed through discussion among the community (see Credits). The goal statements are general in nature and include words that are active. Strategies refine the goal statements and specific actions offer a implementation game plan to address issues in the United North East neighborhood. The goals identified were:

- 1. Attract new businesses**
- 2. Support existing businesses**
- 3. Increase positive activities for youth**
- 4. Improve community relations with the police department**

5. Remove drugs from the community
6. Improve safety in the community
7. Create community togetherness
8. Keep housing affordable and attractive
9. Increase senior citizen services and expand facilities
10. Strengthen park facilities and recreation services
11. Foster communication between the school system and parents
12. Improve school facilities and school transportation services
13. Advance school educational services
14. Rejuvenate appearance of the neighborhood

CONCLUSION

The United North East neighborhood is rich in resources and assets which can serve as sources of renewal and revitalization. Resources targeted for this neighborhood can build on the assets by enabling residents and public and private agencies to reinforce the neighborhood as a safe and attractive place to live.

INTRODUCTION

The purpose of neighborhood planning is to assist in the preservation, revitalization, and enhancement of neighborhoods. Many older neighborhoods have concerns such as physical deterioration of buildings and infrastructure; social ills affecting the elderly and low income population; and economic deficiencies such as a poor investment climate, reduced buying power, and limited job opportunities. Solutions to these concerns require a concerted effort on the part of the community.

In coordination with neighborhood residents, businesses, and organizations, plans are developed with guidelines to coordinate resources, reinforce neighborhood vision, and revitalize the area. Once a plan is adopted by the neighborhood and officially recognized by the City of Indianapolis through adoption by the Metropolitan Development Commission, a neighborhood plan serves as the guide for implementing public improvements, steering private investment, and directing the grass roots efforts of neighborhood residents.

A plan itself will not mandate action but outline the necessary steps to action. Neighborhood planning seeks to guide both short and long range improvements, but it's focus is primarily on changes which require considerable time and effort to accomplish.

A vital part of neighborhood planning is the involvement of the residents. During the development of the United North East Neighborhood Plan, the needs and concerns of persons living in the area were expressed in an extensive survey and a number of public meetings and working sessions.

At the start of developing a neighborhood plan, a comprehensive community assessment, an inventory of demographic, social, and physical development characteristics were compiled and summarized. During a series of neighborhood meetings the neighborhood's assets, issues, and community resources were tallied; and recommended actions for improvement were established. The ultimate goal was to develop meaningful policies and programs in coordination with neighborhood residents, the City of Indianapolis, businesses, and local organizations.

The United North East Community Development Corporation (UNECDC), founded in 1994, is the newest community development corporation (CDC) in the City of Indianapolis. Traditional CDC's are non-profit grassroots organizations which serve as a catalyst for developing and enhancing existing economic and social conditions in a community. UNECDC has approached its work with the community from the value that resident and business input, direction, and participation are crucial factors in achieving successful results.

Given this value, the comprehensive community assessment was envisioned in an effort to determine perceptions of current conditions in the community, to give focus to

UNECDC's vision and direction, and to begin the formation of a neighborhood plan for the area.

Indiana OIC State Council (OIC) was involved early in the discussion and formation of the community assessment plan. From this discussion, OIC was selected to complete a community strengths and needs assessment on behalf of the United North East community.

The focus of this community assessment represents a departure from the conventional deficit approach. It was determined to be important that the assessment not only examine the areas of weakness in the community but also those sources of community strength. This strengths or asset based approach serves to empower community residents through the identification of those existing assets as resources from which to build upon in an effort to address community needs.

It is a process that has indeed recognized and classified community needs, community resources, and strategies to begin an informed dialogue regarding community issues. These community issues directly relate to the improvement of community conditions and increased quality of life for all community members.

There has never been a study of this depth conducted in the United North East area. Other attempts at developing neighborhood plans have been undertaken in portions of the UNE community. However, previous studies were not as grass roots in development, planning, and implementation; nor were they as holistic and in-depth as this effort. These previous studies were reviewed for process and methodology information.

Many other sources of information were utilized in the planning of the assessment methodology. John P. Kretzmann and John L. McKnight's book, Building Communities from the Inside Out has proven to be a valuable resource in the planning of the community assessment. Other useful tools have been Planning and Conducting Needs Assessments by Belle Ruth Witkin and James W. Altschuld and Conducting Needs Assessments by Fernando I. Soriano.

In addition to these texts, materials were provided by the Indianapolis Neighborhood Resource Center, United Way/Community Service Council of Central Indiana, Indiana University School of Social Work, Indianapolis Neighborhood Housing Partnership, Indiana University Public Opinion Laboratory, and City of Indianapolis Department of Metropolitan Development- Planning Division; all of which contributed enormously to the development of the current project.

The assessment focused on three broad areas. They are:

- A community assessment
- Economic or business assessment, and
- Available resources from social services and religious organizations.

Available resources from religious organizations and social service agencies have been compiled and distributed in a community resource guide.

These three components consisted of five main areas of study:

- A resident survey conducted door-to-door of 440 community residents.
- A business survey mailed to 409 community businesses.
- A religious organization survey mailed to 99 community religious organizations
- A social service survey mailed to 91 area social service organizations.
- An individual skills survey left with residents who completed a resident survey.

The overall goals of the assessment were to:

1. Determine what current strengths and needs exist in the community.
2. Build resident interest and participation in the development of a neighborhood plan by requesting resident input on community issues and conducting surveys door-to-door.
3. Identify current resident perceptions of general community assets, child care, youth, basic human needs, social service availability, education and job training, health care, seniors, mental illness, disabilities, teen pregnancy, transportation, community togetherness, local economy/business, discrimination, crime and safety, substance abuse,

general community issues, priority issues, and community strengths.

A complete description of the sampling, methodology, and data analysis can found in the United North East Community Assessment, Final Report, 1997.

A list of all addresses in the community was used to achieve a random sample of residents. An address was randomly selected as a starting point for interview teams, the block corresponding to the address was designated as a "primary block". These 83 blocks were then assigned a number and a total of five (5) surveys were completed from each block. Four standard surveys and one long survey were completed for each of the 83 blocks selected. Thus, a total of 332 standard surveys and 83 long surveys were collected. If interview teams could not complete five surveys on the primary block, our sampling strategy required that we use randomly selected adjacent secondary blocks to complete the five surveys (See Map 3).

SURVEY DESIGN

The model used in this assessment was a three part model consisting of:

- *Pre-assessment* (planning, organizing, and constructing surveys)
- *Assessment* (actual data collection), and
- *Post-assessment* (data analysis and reporting) stages

The model was planned and designed after a thorough review of the two most prominent community assessment models,

the strengths and deficit models. It was deemed important by the assessment team to concentrate on both approaches. It was the opinion of the assessment team, staff and Board of UNECDC that building on community strengths is the best way to meet needs.

However, it is important to know what the needs are in order to build on the strengths. It also takes time to build on existing community strengths, therefore the deficit model had to play a role in the assessment to identify those residents who have immediate needs.

The focus on community strengths has influenced the entire method of the assessment, from survey construction and the multitude of targeted respondents (residents, businesses, social services, and religious organizations) to the door-to-door approach for resident survey completion.

The resident survey asked about resident perceptions of the strengths and needs in the community. When asking about the needs in the community, many of the terms used in other needs assessment questionnaires, such as "need, deficit, lacking, and problem" were avoided. The same concepts were examined, but in a more empowering approach using terms such as "community issues".

Targeted open-ended questions were also used to convey to residents that their individual input was important to the process. More importantly, open-ended questions allowed residents to express views that may have been overlooked in a completely structured interview format. The door-to-door approach and large number of respondents was empowering because it showed that UNECDC and OIC were committed to the process, helped organizations become more visible in the

community, and facilitated residents to discuss the survey and community issues.

It was a goal that through the assessment's basic value of community strengths and empowerment, the residents' interest in community issues and participation would carry over once the results had been identified. The response to initial community meetings have indicated that this was achieved.

As an incentive to participate, residents who completed the standard survey were given a free coupon for a two liter bottle of soft drink from Cub Foods. For completing a long survey, residents were given a twenty dollar gift certificate also to Cub Foods.

Interviewer feedback suggested that these incentives were not a major factor in residents wanting to participate in completing a survey. This seemed especially true for those completing the standard survey. Many interviewers began skipping the incentive offer until after the residents had completed the survey. The gift certificate was especially well received by some families in need. When appropriate, or requested, referrals were made to the Forest Manor Multi Service Center for those residents in need.

MEASURES

Surveys were developed by the research team and key stakeholders to customize the type of information collected to the United North East community. Residents, businesses, religious organizations, and social services were the respondents to various questionnaires. The following sections explain the development and implementation of each survey process.

RESIDENT SURVEY

Survey construction yielded a lengthy resident survey that required an hour to an hour and a half to administer. Upon presentation to stakeholders, it was decided it was not financially or chronologically feasible to get 400 responses to this longer survey. Based on this feedback, a shorter version of the resident survey was created. This shorter version incorporated selected elements of the longer survey and became the standard survey.

As a compromise, one-fifth of the residents were given the longer survey. This was done because the depth of the longer survey was deemed valuable to the assessment. Taking into account that the standard survey was comprised of selected portions of the longer surveys, interviewers completed 415 standard surveys.

The resident survey was presented to a meeting of neighborhood associations to review and comment. Based on this feedback the survey was revised.

The resident survey was also pilot tested on a volunteer group of five community residents. Critical adjustments to the interview schedule were made based on their feedback. In addition, several internal mock interviews were completed. It would have been advantageous to pilot test the survey on a larger group of residents and to complete the pilot test process again, once the initial adjustments were made. This was not done due to time constraints.

Surveys were numbered and identified as to which target area the survey was conducted. This was done to track survey completion and to potentially review differing

perceptions based upon geographical location. No surveys could be matched to specific residents or address of the household completing the survey.

Interviewers were then employed to complete the data collection for the resident survey. Prospective interviewers were required to complete applications for employment, sign releases for criminal background checks, read scripts, and sign interviewer contracts. Resident survey data collection periods were 12/8/96 - 12/15/96 and 1/4/97 - 2/16/97.

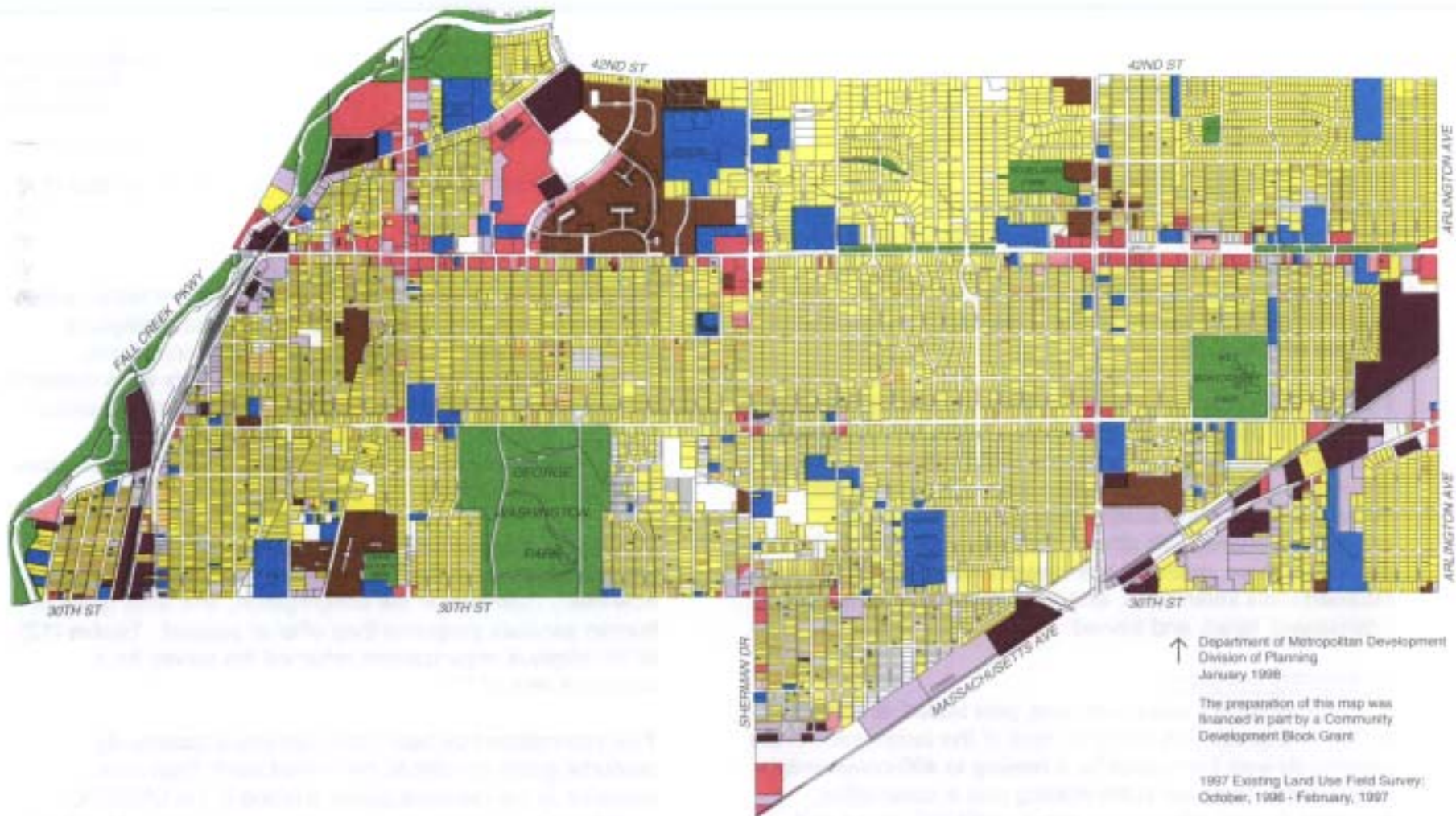
Data was collected seven days a week, weather permitting. It is estimated that interviewers knocked on over 3,000 doors in the community to achieve the identified number of resident responses. Typical shifts were 12:00 noon to 5:00 p.m. on weekdays, 9:00 a.m. to 5:00 p.m. on Saturdays and 12:00 noon to 5 p.m. on Sundays. The seven day a week data collection approach was utilized due to time constraints. This factor most likely contributed to the over representation of seniors in our survey sample.

Twenty-five interviewers were recruited and educated in standard interview data collection techniques. Interviewers were trained on confidentiality, human subjects issues, interview data collection techniques, demeanor, diversity, safety, precision/completeness, recording responses, probing, feedback, sampling process, and respondent incentives. Five interviewer training sessions lasting all day were completed through the course of the assessment phase.

At least thirteen interviewers on the assessment team were long time community residents. These residents took responsible ownership of the data collection process. Interviewers worked in pairs, were assigned to blocks in the

same geographic vicinity and carried radios for safety reasons.

In addition, a roving project staff vehicle equipped with a mobile phone was continually present to monitor interviewer safety, progress, and the reliability of data being gathered. Interviewers who lived in the United North East neighborhood were not allowed to complete surveys in their immediate neighborhood to insure candid responses from residents being interviewed.



**UNITED NORTH EAST NEIGHBORHOOD PLAN
MAP 3 - 1997 EXISTING LAND USE**



INDIVIDUAL SKILLS INVENTORY

Following completion of a resident interview, the resident was given an opportunity to complete an individual skills inventory to be mailed to the assessment team using a self-addressed stamped envelope. The information collected from resident respondents was used to create a resident skills data base for the use of UNECDC.

This database can be used to facilitate community resident linkages for purposes of employment, volunteer opportunities, or barter opportunities. Residents could indicate whether they wanted their personal information and skills shared with others. If residents indicated they did not want their information shared with others, they were not included in the database. Also, potential interviewers were identified from returned skills inventories, and subsequently were contacted, interviewed, hired, and trained.

BUSINESS SURVEY

A business survey was developed, pilot tested, and revised. A Dun and Bradstreet listing of most of the businesses in the community was the source for a mailing to 409 community businesses. Included in the mailing was a cover letter, business survey, information about UNECDC, and a self-addressed stamped envelope.

The businesses survey asked owners to identify the type of business, number of employees, current challenges, benefits offered, starting wage, and projected new hires in the next two years. Incentives for businesses included a one year listing as a supporting member in UNECDC's quarterly newsletter and reduced advertisement space and inclusion of the business in a community resource guide. Sixty six (66) of

409 businesses returned the survey for a response rate of 16%.

RELIGIOUS ORGANIZATION SURVEY

A survey for religious organizations was not pre tested within the time constraints. Ninety nine (99) separate religious organizations were identified that serve the community. Survey packets similar to the business packets were mailed to all recognized organizations. Some religious organizations from just outside UNECDC's boundary were included because many residents from the community attend services outside the community.

The religious organization survey asked about the different groups that meet at the organization, when they are open, how many members in the congregation, and what types of human services programs they offer or support. Twelve (12) of 99 religious organizations returned the survey for a response rate of 12%.

This information has been compiled into a community resource guide specific to the United North East area. Inclusion in the resource guide, a listing in the UNECDC newsletter as a supporting member, and a copy of the final community assessment were the main incentives for religious organizations to complete and return the survey.

SOCIAL SERVICES SURVEY

Social services located in the community or that serve the community were also identified through a variety of methods. These methods included collaboration with direct service social workers and consulting "The Rainbow Book", published by the United Way of Central Indiana. Social services were difficult to identify in that many served the area but are not

physically located in the community. Other complications came from the fact that the community includes the convergence of four separate townships (governmental units).

A survey was developed and mailed that addressed informational aspects of the types of services that are offered through each organization, eligibility requirements, geographic areas served, services the organization would like to offer in the future, and the specified organizational needs. This information was compiled into a community resource guide specific to the United North East area.

Inclusion in the resource guide, a listing in the UNECDC newsletter as a supporting member, and a copy of the final community assessment were the main incentives for social services to complete and return the survey. Twenty five (25) of 91 social services organizations returned the survey for a response rate of 27%.

Results of this community assessment are currently being utilized by neighborhood residents, social service organizations, religious organizations, businesses, neighborhood associations, City planners, policy makers, funding sources, and other researchers to assist in making educated decisions that affect the residents of the United North East Community. The information gathered in this assessment will be an ongoing community resource that has the potential to benefit the community for years to come.

DEMOGRAPHIC PROFILE

Totaling the demographic statistics for the years 1960, 1970, 1980, and 1990 represented a challenge. In 1960, census geography did not match the boundaries of the United North East neighborhood. Consequently, population and housing

numbers in 1960 were estimated using age of housing data. The census geography of 1970, 1980, and 1990 matched exactly to the boundaries of the United North East neighborhood.

Summarized in the following text is population and housing unit trends and racial composition of the United North East neighborhood. Other characteristics of the population and households are within the topics of this document.

1. Population Trends

In 1990, the total population of United North East was 29,755 persons. This is a 14.2% decrease in population from the 1980 figure of 34,671. Since 1970, the United North East population has decreased by 7,732 persons from 37,554, a 20.6% drop (see Chart 1).

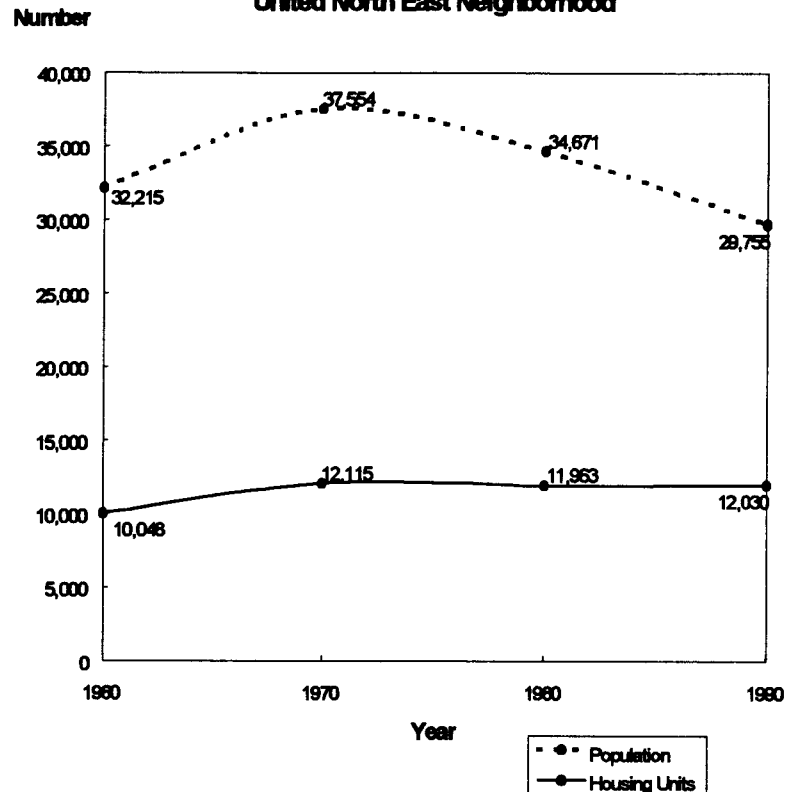
In comparison, Center Township and Marion County showed population changes of -12.7% and 4.2% respectively during the 1980's. Since 1960, these areas showed population changes of -45.4% and 14.3%. It is clear both United North East and Center Township have had population decline over the last thirty years, however, the population decline in United North East has not been as great as the decline in Center Township.

2. Housing Units (Occupied and Vacant Residences)

In 1990, the total number of housing units in United North East totaled 12,030. This is a 0.5% increase from the 1980 figure of 11,963 housing units. Since

1960, the United North East area has gained 1,982 housing units, a 19.7% gain from 10,048 units. Clearly, the increase in housing numbers has been accompanied with changes in household composition.

Chart 1
1960-1990 Change in Population and Housing Units
United North East Neighborhood



In comparison, Center Township and Marion County showed housing unit changes of -5.7% and 12.9% respectively during the 1980's. Since 1960, these

areas showed housing unit changes of -23.2% and 65.0%. The United North East shown a different housing trend than Center Township.

3. Racial Composition

The United North East neighborhood is almost entirely comprised of black persons. In 1990, black persons totaled 93.1% of the population as displayed in Table 1. United North East differs significantly in racial composition when compared to Center Township and Marion County.

Table 1
Racial Composition

	United North East		Center Township		Marion County	
Race	Number	Percent	Number	Percent	Number	Percent
White	1,930	6.5%	105,492	57.9%	615,825	77.3%
Black	27,704	93.1%	74,442	40.9%	168,899	21.2%
Other	121	0.4%	2,206	1.2%	12,435	1.6%
Total	29,755	100.0%	182,140	100.0%	797,159	100.0%

HISTORY

The area defined as the United North East neighborhood consists of 42nd Street on the north, 30th Street on the south, Arlington Avenue on the east, and Fall Creek on the west. Also, the boundaries include a small triangular area consisting of 30th Street on the north, Massachusetts Avenue on the southeast, and Sherman Drive on the west.

The United North East neighborhood was first developed after the construction of three railroad lines. Built by 1855, all three rail lines were part of the seven original lines laid down in the city of Indianapolis. Originally named the New Albany and Chicago, Peru and Indianapolis, and Bellfontaine; these rail lines have changed names through numerous consolidations. Today, their respective names are the Monon (no longer in use), Norfolk Southern, and Conrail.

The early railroad lines not only helped bring commercial and industrial prosperity to Indianapolis, but also played a pivotal role in determining the geographic pattern of a developing city. Rail lines established extensive corridors from Union Station outward where businesses could locate. Because of the railroad, commercial and industrial activity existed in the United North East neighborhood before large scale residential development.

Anticipating a housing demand, early plats were located in proximity to commercial and industrial activity. Early developers speculated that industries would generate jobs and create a housing demand. Workers located in close proximity to employment because the primary mode of transportation was walking. However, the economic recession during the 1870's delayed large scale residential construction in the United North East neighborhood.

Electric streetcars arrived in the city of Indianapolis during the late 1880's. The streetcars provided city residents with a faster and more efficient means of transit that spurred residential development farther from Indianapolis' downtown. Additional residential plats followed streetcar development in Indianapolis.

An outgrowth of the streetcar was the interurban, a form of mass transit providing inter-city transportation. An interurban route in the United North East neighborhood ran parallel to 38th Street (Maple Road) connecting to downtown. The right of way can still be seen in places east of Sherman Drive along the north side of 38th Street. Lot lines still show the right of way passing through several residential blocks east of Keystone Avenue (See Map 2).



Photo 2-Interurban rail car at the intersection of 38th Street and Keystone Avenue, 1932. Photo by R.V. Mehlenbeck, from the Krambles Archive

As a result of the interurban, subdivisions were platted south of 38th Street during the years 1909-1914. Although subdivisions were platted, only 2.0% or 245 of the housing units were built before 1919 in the United North East neighborhood.



Photo 3-Interurban rail car adjacent to the intersection of 38th Street and Sutherland Avenue, looking south. James F. Cook photo, from the M.D. McCarter collection

In 1923, a 129 acre area bounded by 30th Street, Rural Street, 34th Street, and Dearborn Street was acquired for George Washington Park. This park is significant when it became home to the Indianapolis Zoo in 1964 and remained so until 1986.

Residential construction occurred primarily during the 1940's and 1950's. Housing needs created from returning servicemen, the automobile, inexpensive land, and federal incentives fueled residential construction. Construction during this period was primarily single family homes, however, some large scale multiple family structures were built.



Photo 4-Aerial view of the Meadows Shopping Center and Meadowbrook Apartments, 1972

Constructed in 1953, the most notable multiple family development is now called the Moxel Sanders Homes and Timberidge Apartments (originally named Meadowbrook Apartments). Consisting of 40 acres with 56 buildings and 616 housing units, 15 buildings in the Moxel Sanders Homes were demolished in 1997. Many single family residences and multiple family communities were followed shortly by retail and service industries.

During the 1950's, retailers began to examine the expansion of housing development. Traditionally, their activities had been concentrated in downtown. Now, shopping centers such as the Meadows Shopping Center constructed in 1956-1957 began to be planned for and spring up near newer housing.

Eventually, service industries located in the United North East neighborhood close to new housing developments. The landscape of business has changed since the first major development, and today the Meadows Shopping Center is primarily vacant. Recently, retail and service businesses have changed to reflect demographic trends in the United North East neighborhood.

On January 1, 1990, the city of Indianapolis received designation for an Urban Enterprise Zone. This zone was established to improve the quality of life for persons that live and work in the zone by encouraging job creation and neighborhood revitalization through public-private partnerships. The zone boundaries include an area south of 42nd, west of Meadows Drive, north of 38th, west of Orchard Ave., North of 34th, and west of the Norfolk Southern R.R. within the United North East neighborhood.

The United North East Community Development Corporation (UNECDC), founded in 1994, is the newest community development corporation (CDC) in the city of Indianapolis. UNECDC has brought about a new focus in dealing with neighborhood issues, setting priorities, and obtaining funds for housing improvement in the neighborhood. UNECDC approaches its work with the community from the value that resident input, direction, and participation are crucial factors in achieving successful results.

ASSETS AND LIABILITIES

The following text is a summarized version of the final results of the resident and business survey. A complete description of the sampling, methodology, data analysis and results can found in United North East Community Assessment - Final Report, 1997.

GENERAL ASSETS

Churches and medical care are liked most by members of the community, although renters and younger residents (18-34 years old) tend to rate them less high than home owners and older residents. Environment and infrastructure is the factor that is liked next best by members of the community with renters consistently rating this factor lower than home owners.

Social quality is liked third best by the entire community with renters and younger residents. They rated this factor much lower than homeowners and older residents. It appears there is little disagreement among all community members that the convenience factor is the least liked aspect of the community.

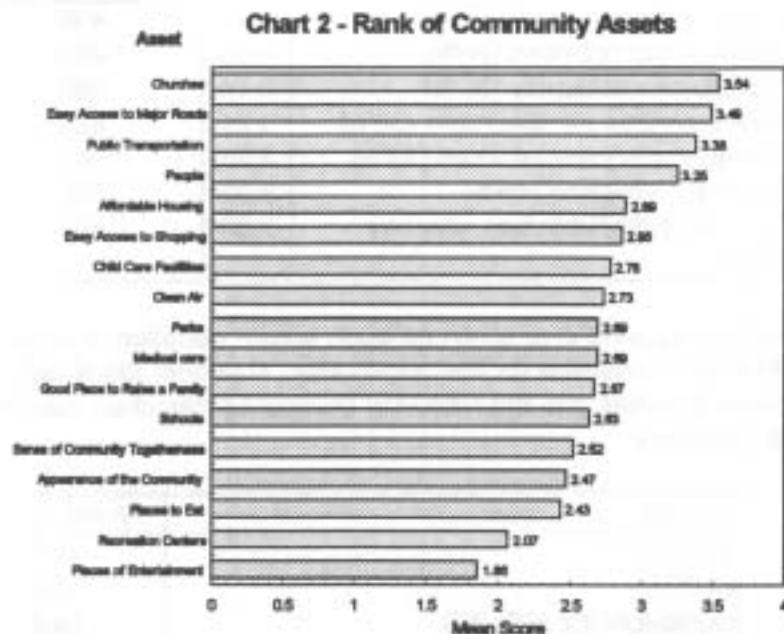
Residents were asked how much they liked a number of things in their community. Residents were read a list of 17 items and asked to tell whether they liked them "very much", "somewhat", "just a little" or "not at all". A four point likert scale from 1 to 4 was used with 4 being "very much" and 1 being "not at all".

The following text lists the top responses. Percents indicate the respondents who rated these items as "liked them very much".

<i>Most Liked</i>	<i>Number of Responses</i>
Churches (66%)	397
Easy access to major roads (63%)	409
Public transportation (56%)	359
People (42%)	395

<i>Least Liked</i>	<i>Number of Responses</i>
Places of entertainment (7%)	364
Recreation centers (13%)	344
Places to eat (20%)	391
Appearance of community (13%)	415
Sense of community togetherness (19%)	392

The following chart depicts a rank ordering of all variables by mean score:



Items were grouped statistically as having commonality in resident responses. Those who rated one item a certain way were likely to rate other items in the category in a similar fashion. The following are groupings identified through factor analysis:

- Churches and Medical Care includes "churches" and "medical care".
- Environment & Infrastructure includes "easy access to major roads", "clean air", "public transportation",

"affordability of housing", and "easy access to shopping".

- Social Quality includes "people", "good place to raise a family", "sense of community togetherness" and "appearance of the community".
- Convenience was identified to include "places of entertainment", "recreation centers", "places to eat", "parks", "schools", and "child care".

Churches and Medical Care - Significant differences were determined between home owners and renters, and between those 18-34 years old and those 35-65 years and older (N=400). Renters and younger residents tend to rate this factor significantly lower than home owners and older residents.

Further analysis determined that while age and home ownership both independently impact this variable, age (18-34) was a stronger predictor of lower ratings. No significant differences were found between males and females.

Environment and Infrastructure - It was determined that home ownership impacts ratings for this factor (N=406). Renters were significantly more likely to rate this factor lower than owners. Age and gender characteristics resulted in no differences in ratings.

Social Quality - Perhaps the largest difference of opinion exists in this factor (N=406). Analysis indicates renters are more likely to rate social quality much lower than home owners. Age is also a strong variable that can be predictive

of feelings on social quality because younger residents (age 34 and under) tend to rate social quality lower than those 35 and older.

Convenience - No significant differences were determined between residents based on age, gender, and home ownership using statistical analysis (N=405). There seems to be consistent agreement that the qualities that comprise the convenience factor are things residents like least about the community.

GENERAL COMMUNITY ISSUES

Residents were asked to indicate what priority they would place in addressing a list of community issues. Below are the issues that received the highest and lowest priority among respondents. Percents represent those respondents indicating these issues as the highest and lowest priority.

<i>Highest Priorities</i>	\bar{X}	<i>Number of Responses</i>
Increasing educational opportunities (61%)	3.55	413
Good paying jobs (59%)	3.54	414
Crime (62%)	3.53	411
Community Safety (59%)	3.53	414
Strengthening family structure (59%)	3.53	413
Drug related criminal activity (61%)	3.51	405
School safety (56%)	3.50	404
Violence (58%)	3.50	412

<i>Lowest Priorities</i>	\bar{X}	<i>Number of Responses</i>
Public transportation (26%)	3.00	410
Arts/cultural activities (26%)	3.00	402
Child care availability (33%)	3.14	380
New business development (39%)	3.21	409
Home health care services (39%)	3.29	403
Domestic violence (45%)	3.29	395
Mental health/addiction services (42%)	3.30	401

Residents were also given an open ended question to state their top 3 priorities for the community. Resident identified these priorities into the following categories based on number of mentions:

<i>Priority</i>	<i>Number</i>
YOUTH	166
CRIME	143
COMMUNITY ISSUES	140
POLICE	136
INFRASTRUCTURE	116
ALCOHOL & DRUG ISSUES	96
ECONOMY	86
EDUCATION & JOB TRAINING	76
LEADERSHIP	58
HOUSING	52
GENERAL COMMUNITY	45
SOCIAL SERVICES	43
SENIORS	40
PARKS	16
OTHER	10

A complete description of resident responses can be found in the United North East Community Assessment, Final Report, 1997.

Residents were asked to rate different aspects of their community. They could select from an "important community strength", a "community strength", a "community weakness" or an "important community weakness". A four point likert scale was used where 4 equals "important community strength" and 1 equals "important community weakness".

The following are the top 5 that were rated as important community strengths and important community weakness. Percents represent those respondents indicating these issues as an important community strength and community weakness.

<i>Community Strengths</i>	\bar{X}	<i>Number of Responses</i>
Churches (42%)	3.22	395
Public transportation (29% - *49% rated it a community strength)	3.08	400
Elderly (30%)	2.94	394
Schools (34%)	2.86	389
Location in the city(19% - *49% rated it as a community strength)	2.84	394

It is noteworthy that churches, public transportation, and location were also rated high as most liked traits of the community. This consistency suggests these items are important community assets.

<i>Community Weaknesses</i>	\bar{X}	<i>Number of Responses</i>
Neighborhood associations	2.49	393
Social Activities	2.47	389
Community working together	2.61	410
Community leaders	2.61	394
Businesses	2.62	404

The above noted community weaknesses are also consistent with items ranked the least liked in the community. These areas are all potential areas for future development in the United North East neighborhood.

PERCEPTIONS

Residents were asked about certain community issues and whether they were increasing greatly, increasing, staying the same, decreasing, or decreasing greatly within their community. A five point likert scale was used where 5 equals "increasing greatly" and 1 equals "decreasing greatly".

Do you think *drug use* in your community is: ($\bar{X} = 3.98$)

Increasing greatly/Increasing	72% (N=383)
Staying the same	19%
Decreasing/Decreasing greatly	9%

Do you think *alcohol use* in your community is: ($\bar{X} = 3.75$)

Increasing greatly/Increasing	57% (N=374)
Staying the same	37%
Decreasing/Decreasing greatly	6%

Do you think *teen pregnancy* in your community is: (\bar{X} =3.65)
(N=346)

Increasing greatly/Increasing	58%
Staying the same	30%
Decreasing/Decreasing greatly	12%

Do you feel *crime* in your community is: (\bar{X} =3.64)
(N=404)

Increasing greatly/Increasing	55%
Staying the same	32%
Decreasing/Decreasing greatly	13%

Do you think *discrimination* in your community is: (\bar{X} =3.08)
(N=368)

Increasing greatly/Increasing	21%
Staying the same	63%
Decreasing/Decreasing greatly	16%

Fifty five to Fifty eight percent (55-58%) of the residents believe that crime, alcohol use, drug use, and teen pregnancy are increasing or increasing greatly. On the other hand, 79% of the residents believe that discrimination is staying the same or decreasing.

Age was found to be a significant factor in perceptions of alcohol usage. Those age 34 and under perceived that alcohol usage is increasing more significantly than those 35 and older. For those residents age 34 and under, 69.3% feel that alcohol usage is increasing or increasing greatly compared to 52.5% for those age 35 and older.

Results also indicated that females also viewed alcohol usage significantly differently than males. 61.4% of females as

compared to 50% of males felt alcohol usage is increasing or increasing greatly. Home ownership had no effect on perceptions of these issues.

GENERAL COMMUNITY ISSUES CONCLUSIONS

Residents indicated the highest priorities for the community were increasing educational opportunities, good paying jobs, crime, community safety, strengthening family structure, drug related criminal activity, school safety, and violence. Lowest priorities expressed by residents were public transportation, arts/cultural activities, child care availability (see child care section for sub-group analysis), new business development, home health care services, domestic violence, and mental health/addiction services. When residents were asked to state their top three priorities for the community, the overwhelming top responses were crime, youth, community togetherness/appearance, and police.

STRENGTHS AND WEAKNESSES

Residents were very clear about what they viewed as strengths in the community. Churches were consistently rated throughout the survey as the number one community asset. Other strengths of the community include public transportation, seniors, schools, and location in the city. Resident identified weaknesses including neighborhood associations, social activities, community working together, community leaders, and businesses.

PERCEPTIONS

Fifty five to fifty eight percent (55-58%) of the residents surveyed believe that crime, alcohol use, drug use, and teen pregnancy are increasing or increasing greatly. On the other hand, 79% of the residents believe that discrimination is staying the same or decreasing.

YOUTH

One of the most consistent concerns for residents of the United North East neighborhood is their youth. When asked what the top three issues are that residents would like to see addressed, youth was determined to be the top priority in the community. Residents also believe that recreation activities for youth should be the fourth highest priority for UNECDC and neighborhood associations. Respondents feel that there needs to be more activities, facilities, and services for the youth. Specifically:

- Nearly 2/3 (63%) feel that there are not enough employment opportunities for youth in the community (N=346).
- Slightly less than one half (47%) feel that young people in the community have goals and look towards the future (N=367).
- 83% feel that there are not enough positive activities for youth in the community (N=366).

No significant differences were found between groups based on gender, age, or home ownership for these questions. Of those who responded to the 83 long surveys:

- Only 29% feel there are enough positive role models for youth in the community (N=75).

The long survey provided the opportunity to concentrate on resident perceptions of youth activities. Residents were asked if a variety of youth activities and services exist in their community. These activities included tutoring, computers, drama/art, sports, church youth groups, role models, midnight basketball, Four H, roller skating, bowling, field trips, and Girl/Boy Scouts. If the resident indicated the activities did not exist, they were asked if the activity should be available to youth in the community.

Residents had mixed perceptions as to whether particular youth activities are available in the community. When those who stated the activity was not available or did not know were asked if the activity should be available an overwhelming majority (87%-97%) thought all the activities should be made available to youth in the community. The only exception was midnight basketball which was approximately a 50/50 split as to whether it should be made available.

Residents were also asked if these youth *facilities* are available in the community.

- **Recreation Centers**

<i>Are they available?</i>	<i>Percent</i>	<i>Should they be available?</i>	<i>Percent</i>
Yes	44%	Yes	100%
No	49%	No	0
Don't Know	7%	Don't Know	0

- **Churches**

<i>Are they available?</i>	<i>Percent</i>	<i>Should they be available?</i>	<i>Percent</i>
Yes	89%	Yes	100%
No	9%	No	0
Don't Know	2%	Don't Know	0

- **Gyms**

<i>Are they available?</i>	<i>Percent</i>	<i>Should they be available?</i>	<i>Percent</i>
Yes	41%	Yes	100%
No	47%	No	0
Don't Know	12%	Don't Know	0

- **YMCA**

<i>Are they available?</i>	<i>Percent</i>	<i>Should they be available?</i>	<i>Percent</i>
Yes	8%	Yes	94%
No	89%	No	3%
Don't Know	3%	Don't Know	3%

- **Park Facilities**

<i>Are they available?</i>	<i>Percent</i>	<i>Should they be available?</i>	<i>Percent</i>
Yes	87%	Yes	100%
No	13%	No	0
Don't Know	0	Don't Know	0

Residents feel that churches and parks are the facilities that are most available to the youth. Those facilities less available to the youth in the community are recreation centers, gyms, and YMCAs.

Recreation centers were ranked second to last in the individual item listing of what community members liked best about the community. It could be that residents do not like existing programs, but more likely it is an indication of the strong feelings for additional recreation centers/youth programs located in the United North East area.

Residents were also asked about their perceptions of teen pregnancy in the long survey:

- 58% perceive teen pregnancy is increasing greatly/increasing
- 30% perceive teen pregnancy staying the same
- 12% perceive teen pregnancy is decreasing/decreasing greatly

Additionally,

- 84% feel teen pregnancy is an important issue in the community.
- 71% think teen parents have access to health care.
- 65% feel teen parents have access to child care.

- 65% feel teen parents have access to information on raising their children.
- 42% believe teens are educated about abstinence and other safe sex practices.
- 73% feel schools *are not* doing a good job with sex education.
- 64% feel teens have access to family planning services.

Again, caution should be exercised when interpreting results from the long survey. The previous results for teen pregnancy should only serve as a starting point for discussions about the issue.

One of the most consistent concerns for residents of the United North East area is their youth. When asked what the top three issues are that residents would like to see addressed, youth was determined to be the top priority in the community.

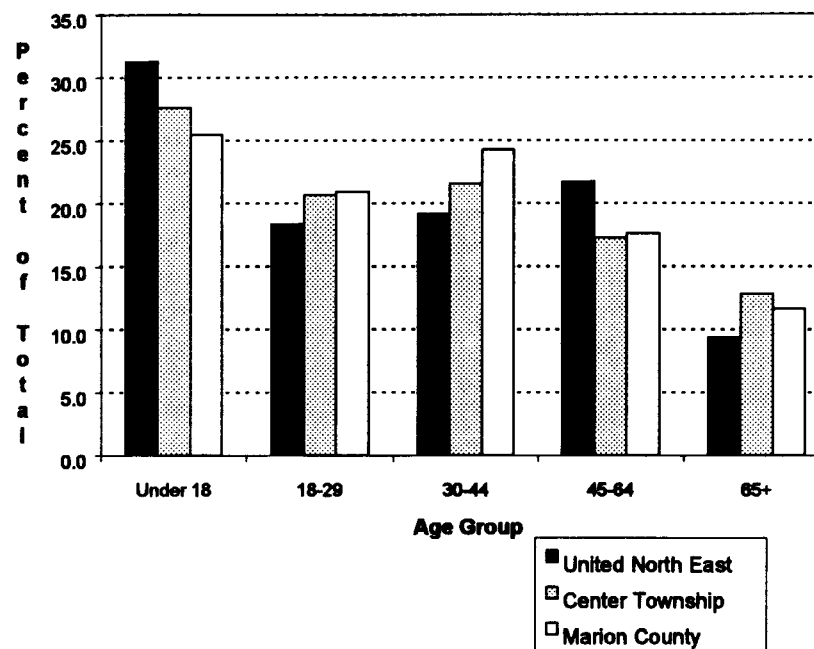
Residents also believe that recreation activities for youth should be the fourth highest priority for UNECDC and neighborhood associations. Respondents feel that there needs to be more activities, facilities, and services for the youth.

AGE OF PERSONS

The age of persons in United North East neighborhood is displayed in Chart 3. A higher percentage of persons are in the under 18 year and 45-64 year age groups when

compared to Center Township and Marion County. Those under 18 years of age account for over 30% of the population.

Chart 3 - Age Structure



GOALS, STRATEGIES, AND SPECIFIC ACTIONS

Developing goals, strategies, and specific actions refines the entire planning effort in the United North East neighborhood. The text listed here focuses on the implementation of solutions to concerns as identified in the community survey conducted by the Indiana OIC State Council and the UNECDC.

A list of issues in the United North East neighborhood were divided into topics and solutions proposed through discussion among the community (see Credits). The goal statements are general in nature and include words that are active. Strategies refine the goal statements and specific actions offer a implementation game plan to address issues in the United North East neighborhood.

GOAL: Increase positive activities for youth

STRATEGY:

Organize neighborhood youth, community leaders, and interested groups to address youth concerns

SPECIFIC ACTIONS:

Utilizing a consortium under the direction of UNECDC, combine the efforts of non-profit youth service providers, United North East Ministerial Alliance (Center Township), Concerned Clergy, other neighborhood churches, neighborhood schools, and neighborhood youth (representatives not currently active in organized programs), Indianapolis Parks and Recreation, and Indianapolis Police Department. The consortium implements the following recommendations for youth activities:

1. *Provide easily accessible facilities and more transportation to activities*
2. *Begin a program that exposes youth to outside experiences*
3. *Adults/Youth/Parents provide more positive role models by counseling and mentoring*

4. *Increase cultural activities*
5. *Teach values and morals*
6. *Provide more family oriented activities*
7. *Provide after care for youth in corrections*
8. *Focus on age appropriate activities*
9. *Sell neighborhood residents on any program*
10. *Provide safe and secure facilities and activities*
11. *Greater equity or redirected priorities in spending*
12. *Increase volunteer (employment related) opportunities for youth 15 years and younger (ex. trash pickup, child or elderly care, etc.)*
13. *Increase playground and parks activities- basketball, football, etc.*
14. *Examine fees and restrictions to Boys/Girls Club*
15. *Improve relationship between police and youth*
16. *Reduce drugs, shootings, violence, and vandalism by increasing youth activities*
17. *Greater sensitivity to youth issues*
18. *Provide year round, entrepreneurship, and experience training employment opportunities*
19. *Examine and improve upon expulsion policies, alternative schools, monitoring classrooms, and tutoring in public schools*
20. *Increase church teaching activities to supplement vacation bible schools by providing year round classes*
21. *Increase church teaching activities to improve communication with youth*

STRATEGY:

Improve youth facilities by expanding or constructing buildings

SPECIFIC ACTIONS:

- A. Utilizing a consortium under the direction of Indianapolis Parks and Recreation and UNECDC, combine the efforts of non-profit youth service providers, United North East Ministerial Alliance (Center Township), Concerned Clergy, other neighborhood churches, neighborhood schools, and neighborhood youth (representatives not currently active in organized programs) to expand or construct recreation facilities on existing park land or vacant lots**
- B. Under the direction of the City of Indianapolis, combine the efforts of neighborhood residents, UNECDC, private and public education, foundations, and non-profit groups to convert vacant Cub building into an alternative school**
- C. Under the direction of the Marion County Library Board, utilize the City of Indianapolis, neighborhood residents, UNECDC, private and public education, foundations, and non-profit groups to explore the expansion of the libraries**

CRIME AND SAFETY

Crime and safety issues, when grouped with police protection and presence, was mentioned by residents as the most urgent priority in the United North East community. Issues related to crime and safety generally rated high across all categories. Residents felt that working with crime watch groups should be the main focus of UNECDC and neighborhood associations. When asked to prioritize a list of issues, residents chose crime, drug related criminal activity, school safety, violence, and community safety among the top eight issues.

Of the 415 responses:

- 52% of residents (N=413) indicated that they feel safe in their community, while 48% do not.

Results indicate females feel significantly less safe than males. Likewise, renters feel less safe than home owners. A surprising result produced from the data analysis found that older residents (65+) of the United North East community tend to feel the safest. Other results of the community survey were:

- 20% of residents (N=415) revealed that they had been the victim of a crime in the past two years.
- 63% feel that there is not a good relationship between the police and the people in the community (N=369).

Results show that older residents and owners tend to feel there is a better relationship between the police and members of the community. Gender of the respondent made no difference on this item.

From the 83 long surveys:

- 92% of the residents surveyed said they are concerned about crime in their community and 71% said they were aware of gang activity in the community (N=80).
- 49% of residents (N=78) agreed there are efforts to stop crime in their community while 51% felt there are not efforts to stop crime in the community. Sixty eight percent (68%) are not satisfied with the current efforts to stop crime in the community (N=80).
- 42% of the people surveyed (N=83) stated they had witnessed crimes being committed in the past two years. Fifty nine percent (59%) had called police in the past two years, of which, 61% felt police response time was good.
- 91% of people (N=78) feel that there are certain areas in the community that are more dangerous than others.

Residents were asked how often the following types of crime occur in the community. They could answer very often, fairly often, once in a while, or never. According to the mean scores of resident perceptions, the most frequently occurring

crimes are drug activity, theft, vandalism, disturbing the peace, burglary, gambling, robbery, and domestic violence.

The following chart illustrates a rank ordering by percent who responded very often:

<i>Crime</i>	<i>Very Often</i>	<i>Fairly Often</i>	<i>Once in a while</i>	<i>Never</i>
Drug activity, N=75	68.0%	14.7%	13.3%	4.0%
Theft, N=74	43.2%	20.3%	24.3%	12.2%
Disturbing the peace, N=76	40.8%	18.4%	27.6%	13.2%
Vandalism, N=75	40.0%	18.7%	32.0%	9.3%
Gambling, N=68	38.2%	16.2%	20.6%	25%
Burglary, N=77	32.5%	20.8%	31.2%	15.6%
Domestic violence, N=67	29.9%	22.4%	26.9%	20.9%
Robbery, N=73	28.8%	26.0%	24.7%	20.5%
Prostitution, N=61	27.9%	6.6%	24.6%	41.0%
Assault, N=72	27.8%	19.4%	27.8%	25.0%
Fraud/Con men, N=68	20.6%	10.3%	26.5%	42.6%
Child abuse or neglect, N=62	16.1%	14.5%	35.5%	33.9%
Murder, N=69	15.9%	15.9%	30.4%	37.7%
Rape/Sexual assault, N=66	12.1%	12.1%	34.8%	40.9%

Crime statistics for the United North East neighborhood are reported by the Indianapolis Police Department (IPD) using the grid reporting system. Representing an area of five square blocks, each grid records statistics for eight categories of crime.

In comparison with the entire IPD district, the United North East neighborhood showed a similar crime rate for all crimes during 1995 and 1996. Coordinating crime watches with IPD and neighborhood residents has proven to be a positive move to reduce crime.

There are four police district offices within the IPD service district. Each office is a quadrant headquarters providing service 24 hours per day with some offices having community rooms that are shared by neighborhoods. The East District Office which services the United North East neighborhood is located in the southwest corner of George Washington Park (3120 E. 30th Street).

GOALS, STRATEGIES, AND SPECIFIC ACTIONS

Developing goals, strategies, and specific actions refines the entire planning effort in the United North East neighborhood. The text listed here focuses on the implementation of solutions to concerns as identified in the community survey conducted by the Indiana OIC State Council.

A list of issues in the United North East neighborhood were divided into topics and solutions proposed through discussion among the community (see Credits). The goal statements are general in nature and include words that are active. Strategies refine the goal statements and specific actions offer a implementation game plan to address issues in the United North East neighborhood.

GOAL: Improve community relations with the police department

STRATEGY:

Bridge the communication gap between neighborhood residents and the police department

SPECIFIC ACTION:

- A. *Neighborhood associations invite police department officials to their meetings to address community concerns*
- B. *IPD produce and distribute an information pamphlet on crime and safety*

GOAL: Remove drugs from the community

STRATEGY:

Identify tasks to concentrate community efforts to remove drugs

SPECIFIC ACTIONS:

Under the direction of the UNECDC, form a consortium consisting of neighborhood residents, Indianapolis Police Department, crime watch block clubs, Prosecutor's office, Juvenile and Adult Courts, and City Assessor's office. The consortium implements the following recommendations:

- 1. *Identify and get rid of known drug houses*

- 2. *Reduce the amount of drugs and liquor in park facilities*
- 3. *Utilize Police Athletic League (PAL) Clubs to reduce crime in parks*

GOAL: Improve safety in the community

A. STRATEGY:

Increase the police presence

SPECIFIC ACTION:

City of Indianapolis hire more police to patrol areas with high crime rates.

B. STRATEGY:

Enhance public areas with adequate lighting

SPECIFIC ACTION:

City of Indianapolis and property owners, assisted by Indianapolis Power and Light and UNECDC to help identify areas, construct lighting that will improve safety

BUSINESS AND LOCAL ECONOMY

SUMMARY

This section summarizes the results of surveys mailed out to local businesses and information collected from interviews completed with community residents. Data was collected from December, 1996 through February, 1997 and targeted individuals and businesses who reside within the boundaries of the United North East neighborhood. Surveys were mailed to 409 businesses and a follow-up telephone call was conducted by the United North East Community Development Corporation.

The total number of business surveys completed and returned was 65 with a response rate of 16%. A total of 415 resident interviews were completed and out of those interviews, 83 randomly selected long surveys were completed. Data reported within this section is from the long survey, except where noted.

BUSINESS SURVEY RESULTS

The following text describes the type of businesses which responded to the survey:

<u>Class of Businesses</u>	<u>Number of Businesses Responding</u>
Service (i.e. plumbing, landscape, towing)	18
Retail	13
Wholesale	6
Construction	5
Manufacturing	5
Professional Service (i.e. doctors, insurance, nanny)	5
Barber/Beauty Shop	4
Food Service	3
Child Care	2
Public Library	1
Rental Companies	1
Sales	1
Schools	1

<u>Number Employed</u>	<u>Businesses Responding</u>	
	<u>Number</u>	<u>Percent</u>
1 - 5	19	33%
6 - 10	8	14%
11 - 20	12	21%
21-50	7	12%
51 - 100	0	0%
100 +	2**	4%
0 or No Answer	9*	16%

* One or more businesses are family owned and operated.

** Includes one survey of 120 employees of now closed Cub Foods.

Methods to Locate New Employees	Number of Businesses Responding
Word of Mouth	40
Newspaper Advertisement	27
None	8
Employment Service	8
Union Hall	4
Job Training Programs	4
Family	1
iNET	1
Mailings to Agencies	1
Recruiters	1
Job Fair	1
Walk-Ins	1
Trade Paper	1
Yellow Pages	1
Mailings to Agencies	1
Library Services Center	1

Interested in Job Training for Employees	Businesses Responding Number	Percent
Yes	12	18%
Not Sure	14	22%
No	36	55%
No Answer	3	5%

Challenge in Hiring Qualified Employees	Businesses Responding Number	Percent
Yes	33	50%
No	27	42%
No Answer	5	8%

Challenges Faced	Number of Businesses Responding
Lack of Job Skill	24
Lack of Good Work Ethic	22
Lack of Transportation	8
Substance Abuse	7
Lack of Diploma/GED	5
Lack of Child Care	5
All of the Above	2
Lack of Licensing	1
Low Pay Scales	1
Lack of Good Motor Vehicle Record	1
None or No Answer	29

Project Hiring New Employees in Next Two Years	Businesses Responding Number	Percent
Yes	46	71%
No or No Answer	12	18%
Not Sure	7	11%

Estimated Number of New Hires in Next Two Years	Businesses Responding Number	Percent
1 - 10	34	52%
11 - 20	3	5%
21 - 50	2	3%
50 - 100	1	1.5%
100 +	1*	1.5%
Depends on Turnover	2	3%
Not Sure	3	5%
0 or No Answer	19	29%

* Includes Cub Foods estimate of 300 new employees.

Willing to Hire Persons Getting Off Welfare	Businesses Responding	
	Number	Percent
Yes	45	69%
Yes (If meets qualifications)	3	5%
Yes (Currently do)	1	1.5%
Possibly	2	3%
No	10	15%
No (Professional degree required)	1	1.5%
No Answer	3	5%

Average Starting Wages	Businesses Responding	
	Number	Percent
\$5.00 - 6.00	20	31%
\$6.01 - 7.00	10	15%
\$7.01 - 10.00	9	14%
\$10.00 +	3	5%
No Answer	23	35%

Provide Employee Benefits	Businesses Responding	
	Number	Percent
Yes	25	38%
No or No Answer	40	62%

Types of Employee Benefits	Number of Businesses Responding
Medical	15
Dental	8
Retirement	6
Life	6
401K	4
Vacation	2
Blue Cross	1
Disability	1

Types of Employee Benefits, cont.	Number of Businesses Responding
Discount Child Care	1
Vision	1
Annuities	1

Familiar with UNECDC	Number	Percent
Yes	17	26%
No or No Answer	48	74%

Live within UNECDC Boundaries	Number	Percent
Yes	16	25%
No or No Answer	49	75%

Hire Persons Who Live Within UNECDC Boundaries	Number	Percent
Yes	43	66%
When Available	1	2%
No or No Answer	21	32%

Interested in Neighborhood Planning	Number	Percent
Yes	31	48%
No or No Answer	28	43%
Maybe/Don't Know	6	9%

Economic Condition of Area	Businesses Responding Number	Percent
Greatly Improving	2	3%
Improving Somewhat	28	43%
Staying the Same	7	11%
Decreasing Somewhat	10	15%
Greatly Decreasing	2	3%
Don't Know	12	19%
No Answer	4	6%

RESIDENT INTERVIEWS

Residents were asked about the economy and community businesses in several areas of the survey. Within the general assets section, respondents expressed the following opinions about how much they liked these features in their community:

Items	Very Much	Somewhat	Just a Little	Not at All
Places to Eat	19.9%	31.2%	21%	27.9%
Places of Entertainment	6.6%	21.4%	23.1%	48.9%
Shopping	33.7%	35.2%	14.6%	16.5%

Sample size = 415

Residents were also asked "how important is it to you that UNECDC and neighborhood associations address the following community issues? Very important, somewhat important, just a little important, or not important at all." The following are resident's responses related to business items from the list:

Item	Very Important	Somewhat important	A little important	Not at All important
Creating Jobs	85.6%	9.2%	3.4%	1.9%
Bringing Business to the Community	78.2%	14.3%	2.9%	4.6%

Sample size = 415

It is important to note that neither of these items ranked in the top five issues in terms of mean (average) scores. However, both of these items showed significant interest by residents as an issue to be addressed by UNECDC and neighborhood associations.

Under the priorities section, residents were asked whether the following issues were the highest priority, high priority, low priority, or lowest priority. Responses to business related items were as follows:

Item	Highest Priority	High Priority	Low Priority	Lowest Priority
Good Paying Jobs	59.4%	35.7%	4.1%	.7%
New Business Development	39.1%	46%	11.7%	3.2%

Sample size = 415

Of a list of twenty six (26) items, the mean score of new business development was ranked fourth lowest. Good paying jobs just missed being in the top eight issues.

In rating the strength of community assets, residents were asked whether the following were an "important community strength, community strength, community weakness, or an important community weakness."

<i>Item</i>	<i>Important Com- munity Strength</i>	<i>Com- munity Strength</i>	<i>Com- munity Weakness</i>	<i>Important Com- munity Weakness</i>
Business	20.0%	33.2%	35.1%	11.6%
Community Economy	22.1%	30.7%	36.3%	10.9%

Sample size = 415

The mean score of the business item placed it in the bottom five ranking of community strengths. Community economy just missed being listed in the bottom five. Thus from a list of seventeen items, the business and community economy were perceived less of a community strength than other qualities in the community.

Residents were also asked how often they shopped at community businesses. The following table describes their responses:

<i>How often do you shop at community businesses?</i>	<i>Response</i>
Four or more times a week	31%
2 to 3 times per week	36%
1 time per week	15%
Hardly Ever	14%
Never	4%

Sample size = 415

Residents were also asked to indicate which of the following business are needed in the community and the percent of whom indicated that this was a needed business:

<i>Type of Business</i>	<i>% Response</i>
Bookstore	80.7%
Entertainment (movies, bowling, etc.)	78.3%
Hardware Store	77.1%
Department Store	75.9%
Shoe Repair	73.5%
Restaurants	72.3%
Health Service	66.3%
Child Care	66.3%
Laundromat	63.9%
Dental service	57.8%
Bank	56.6%
Grocery Store (prior to Cub Foods closing)	55.4%
Convenience Store	54.2%
Drug Store	53.0%
Auto Repair	51.8%
Dry Cleaner	51.8%
Gas Station	41.0%
Barber Shop	39.8%
Video Rental	31.3%
Car Wash	31.3%

Finally, residents were asked where they cash checks. The responses were as follows:

<i>Where do you cash checks?</i>	<i>% Response</i>
Bank/Credit Union	77.2%
Check Cashing Stores	17.7%
Grocery Store	3.8%
Liquor Store	1.3%

SURVEY CONCLUSION

Surveys were mailed to 409 businesses in which 65 were returned for a 16% response rate. Half of the businesses indicated they experienced challenges in hiring qualified employees. The two challenges faced most often by businesses are lack of job skill and lack of good work ethic.

Seven out of ten businesses project hiring new employees within the next two years. Likewise seven out of ten indicated they would be willing to hire persons leaving public assistance programs. Sixty two percent (62%) of the businesses do not provide employee benefits. While nearly two thirds of businesses report that they hire employees from within the community, only one quarter of business owners actually reside in the United North East neighborhood.

Almost one half of business owners expressed interest in participating in neighborhood planning. Nearly 50% perceive that the economic condition of the area is improving.

Residents were less enthusiastic about the availability of places to eat and places of entertainment. Eight of ten residents feel it is very important that UNECDC and neighborhood associations work to create jobs and to bring businesses into the community.

Residents were also asked to indicate which businesses are needed in the community. The top six were bookstore, entertainment (movies, bowling etc.), hardware store, department store, shoe repair, and restaurants. It is important to note that the surveys were completed prior to the closing of a major grocery store that had served the area.

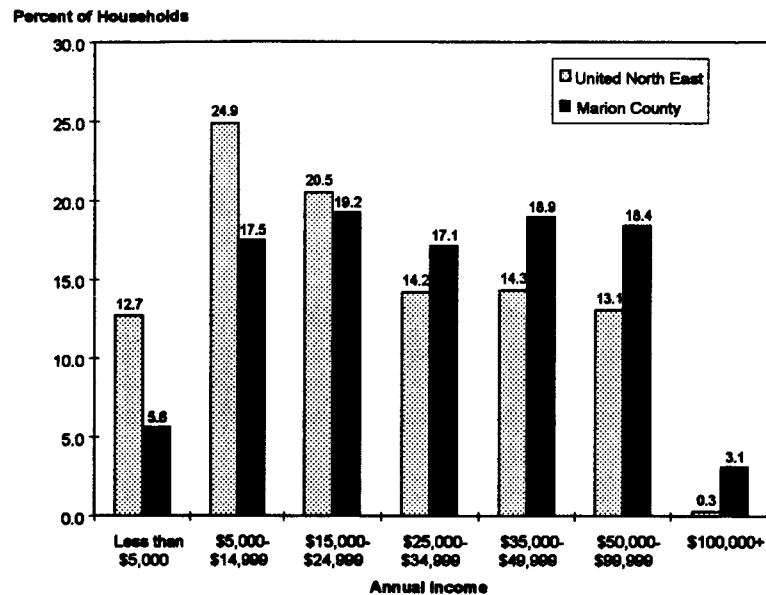


Photo 5-Intersection of Millersville Road and Keystone Avenue looking north

INCOME

As displayed in Chart 4, the United North East neighborhood showed a higher percentage of lower income households. Thirty seven point six percent (37.6%) of the households earned less than \$15,000 as compared to 23.1% of households in Marion County.

Chart 4 - 1989 Household Income



Because of lower incomes, the percent of persons in the United North East neighborhood determined to be below the poverty level was substantially higher than Marion County's number. In 1989, the figures were 26.7% and 12.1% respectively.

EDUCATION (TABLE 2)

Out of all residents age 25 and over in the United North East neighborhood, 36.1% do not have a high school diploma or G.E.D. This number is lower than Center Township's figure of 42.7% and significantly higher than Marion County's figure of 23.2%.

Table 2 - Educational Attainment

Persons Age 25 Years and Older

	United North East		Center Township		Marion County	
	Number	Percent	Number	Percent	Number	Percent
<u>Educational Attainment</u>						
Less than 9th Grade	1,778	10.2%	15,565	13.8%	35,047	6.9%
9th to 12th Grade, No Diploma	4,511	25.9%	32,465	28.9%	83,553	16.3%
High School Graduate	6,176	35.5%	35,036	31.2%	158,958	31.1%
Some College, No Degree	3,186	18.3%	16,453	14.6%	97,003	19.0%
Associate Degree	721	4.1%	3,910	3.5%	27,131	5.3%
Bachelor's Degree	548	3.1%	5,746	5.1%	70,315	13.8%
<u>Graduate or Professional Degree</u>	<u>489</u>	<u>2.8%</u>	<u>3,291</u>	<u>2.9%</u>	<u>39,302</u>	<u>7.7%</u>
Total	17,409	100.0%	112,466	100.0%	511,309	100.0%

GOALS, STRATEGIES, AND SPECIFIC ACTIONS

Developing goals, strategies, and specific actions refines the entire planning effort in the United North East neighborhood. The text listed here focuses on the implementation of solutions to concerns as identified in the community survey conducted by the Indiana OIC State Council.

A list of issues in the United North East neighborhood were divided into topics and solutions proposed through discussion among the community (see Credits). The goal statements are general in nature and include words that are active. Strategies refine the goal statements and specific actions offer a implementation game plan to address issues in the United North East neighborhood.

GOAL: Attract new businesses

STRATEGY:

Undertake a cooperative and structured effort to attract new businesses

SPECIFIC ACTION:

Utilizing the input of neighborhood residents, attract the following businesses to the United North East neighborhood through cooperative efforts of the City of Indianapolis, UNECDC, property owners, developers, and economic development organizations:

- A. Co-op grocery store, within walking distance*
- B. Strip mall in Meadows Shopping Center*
- C. Hardware store*
- D. Sit down restaurants*
- E. Bookstore*

SPECIFIC ACTION:

Direct policies and institute a new program to better attract new businesses by:

- A. Developers following the recommendations for land use and zoning in the United North East Neighborhood Plan*
- B. UNECDC and the City of Indianapolis investigate and if appropriate seek the funds to implement a business incubation program targeting the neighborhood*

GOAL: Support existing businesses

STRATEGY:

Assist businesses to help and empower neighborhood residents

SPECIFIC ACTIONS:

- A. UNECDC, State of Indiana, and other local organizations assist local businesses by promoting and providing funding for job training and related programs*
- B. UNECDC, State of Indiana, and other local organizations provide a job training and resource center*
- C. Local merchants association publish a business directory*
- D. Businesses hire more workers from the neighborhood*

COMMUNITY TOGETHERNESS

Community togetherness was one area identified as being important to examine in the United North East community. Survey questions were designed to show resident perceptions of "resident togetherness". Other assets that can be vital to developing community togetherness were also examined.

Religious organizations, neighborhood associations, community leaders, and social activities can all impact resident perceptions of community togetherness. Community togetherness was asked in many sections of the survey and consistently received low ratings (least liked) from residents.

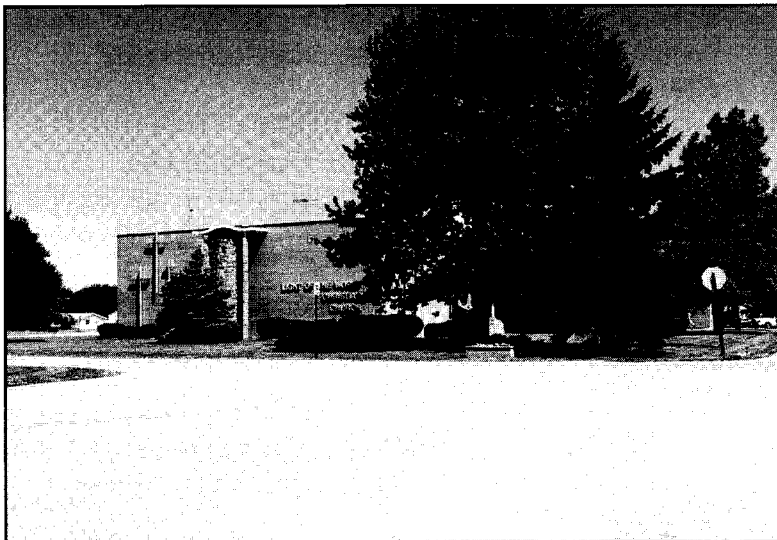


Photo 6-Light of the World Christian Church at 5640 E. 38th Street

GENERAL ASSETS

Residents were given a list of seventeen (17) items and asked "how much do you like the following things about the community?". Residents indicated they generally like the "people" in the community, as this was ranked the fourth highest. Community togetherness was ranked fifth to last on this list of items. Also:

- 87% indicated that they liked the people in the community very much or somewhat and only 4% indicated they did not like the people at all.
- 56% said they liked the sense of community togetherness very much or somewhat, however 23% say they do not like the sense of community togetherness at all.

Results reveal that owners like the sense of community togetherness significantly more than renters. A question on the community working together revealed:

- 42% of residents (N=387) strongly agree/agree that residents of the community work together to deal with important issues. Only 7% strongly agreed with this statement. Therefore, 58% of residents do not feel the community works to deal with important issues.

When comparing resident perceptions of community togetherness between home owners and renters, there is a significant difference of opinion as to whether residents of the community work together to deal with important issues:

- 30% of renters agree residents of the community work together to deal with important issues. (N=158)
- 50% of home owners agree residents of the community work together to deal with important issues. (N=220)

There were no other measurable differences between how home owners and renters answered other questions relating to community togetherness. These results were:

- 31% of residents (N=398) strongly agree/agree that they feel informed about local community issues or activities by their neighborhood association. Only 4% strongly agreed. Consequently, 7 out of 10 residents feel uninformed by their neighborhood association.
- 99% of residents (N=413) strongly agree/agree that they would like to see neighborhood associations work together to address issues and to help increase the quality of life for all community residents.
- 100% of residents (N=81) say they would like to see residents of the community come together to address community issues.
- 90% of residents (N=80) indicated they would be willing to be a part of a group that would come together to address community issues.

COMMUNITY ISSUES

Residents were again given a list of 17 items to rate as an "important community strength", "community strength", "community weakness", or "important community weakness". Those items directly related to community togetherness were rated at the bottom of the list. Specifically "social activities", "neighborhood associations", "community working together", and "community leaders" are seen by residents as the most glaring community weaknesses. "Residents helping each other" also fell in the lower part of the list, though it was rated somewhat higher than the previously mentioned items. Specifically,:

- 41% of residents (N=389) feel "social activities" are a community strength or an important community strength.
- 43% of residents (N=393) feel "neighborhood associations" are a community strength or an important community strength.
- 48% of residents (N=410) think "community working together" is a community strength or an important community strength.
- 50% of residents (N=394) say "community leaders" are a community strength or an important community strength.
- 52% of residents (N=404) indicate "community members helping each other" is a community strength or an important community strength.

- 82% of residents (N=395) indicate "churches" are a community strength or an important community strength.



Photo 7-Second Moravian Church at 1602 E. 34th Street

Lastly, residents were asked what should be the top priorities of UNECDC and neighborhood associations. The three factors identified and the items that comprise them follow in the order of what residents indicated they would like to see UNECDC and neighborhood associations work on:

- Working with community groups includes "working with crime watch groups" and "working with churches".
- Economic and social includes "creating jobs in the community", "providing affordable housing", "starting additional social services", "creating more job training services", "appearance of the community", "recreational activities for youth", "bringing businesses into the community", and "developing arts/cultural activities".
- City type services includes "housing discrimination", "sidewalks/street repair", and "transportation".

Those 34 years old and under have significantly different opinions on priority issues for UNECDC and neighborhood associations. Younger residents perceived economic and social issues as being more important for organizations. They also perceived working with community groups as less important than those age 35 and older. There was no difference in how younger and older residents felt about city type services.

Comparisons between home owners and renters also yielded significantly different results. Renters were more likely to rate economic/social and city services as more important than the same rating by home owners. Female persons were also significantly more likely to rate economic/social and city services higher than males in the community.

Furthermore, analysis was completed to explore these relationships. The results for the question associated with "working with community groups" indicated that age is the primary variable that impacted resident responses. Those under age 35 were less likely to rate this factor as important as those age 35 and over.

Analysis was also completed to determine the characteristics that had the greatest impact on economic and social factors.

Results showed being a renter was the primary variable that influenced higher ratings. Female persons are also more likely than males to rate this factor as being more important.

SURVEY CONCLUSIONS

Generally, residents of the United North East neighborhood felt there is a low level of "togetherness" present. While many residents indicated they like the people in the community, slightly more than one half like the "sense of community togetherness".

Residents tended to feel that the community does not come together to deal with important issues and two thirds say they do not feel informed by their neighborhood association. An overwhelming number of residents would like to see community residents come together to address issues, would be willing to be a part of a group that meets, and would like to see a coordinated effort by neighborhood associations to address community issues.

Home owners and renters perceived community togetherness differently. Home owners feel more strongly than renters that residents work together to deal with important community issues. Still, only 50% of homeowners feel community residents work together.

One possible reason for this difference could be that renters are more likely to be transitory residents of the community and subsequently are less invested in the community. Strategies could be adopted that would ultimately lead to a greater investment in the community by renters. Creating an incentive for renters to participate is one of the most difficult challenges to face in community organizing. Community celebrations, refuse pick up, and forums can be vehicles to

bring disconnected or uninvolved residents together to create a shared sense of community togetherness, involvement, and pride.

There are 14 registered neighborhood associations, numerous religious organizations, social service organizations, businesses and the United North East Community Development Corporation that can work together to develop a greater sense of community. The barriers to this development include reduced communication between organizations, different organizational objectives, and the difficulties of change when there is a coordinated partnership between community assets/organizations. It is the feeling of many that community issues, identified by residents in the community survey, can be most efficiently addressed by the various community entities working together in partnership.

Community togetherness is often facilitated through the development of an effective communication infrastructure to inform and involve residents. Communication systems should be further studied and developed to enhance the flow of information, create opportunities for participants, and connect residents to each other and community resources/assets.

GOALS, STRATEGIES, AND SPECIFIC ACTIONS

Developing goals, strategies, and specific actions refines the entire planning effort in the United North East neighborhood. The text listed here focuses on the implementation of solutions to concerns as identified in the community survey conducted by the Indiana OIC State Council.

A list of issues in the United North East neighborhood were divided into topics and solutions proposed through discussion among the community (see Credits). The goal statements are

general in nature and include words that are active. Strategies refine the goal statements and specific actions offer a implementation game plan to address issues in the United North East neighborhood.

GOAL: Create community togetherness

STRATEGY:

Strengthen respect, pride, and personal relationships with and for each other in the community

SPECIFIC ACTIONS:

- A. *Reconnect people by organizing a Block Party and/or Community Fair under the direction of UNECDC*
- B. *City of Indianapolis provide resources to hire a neighborhood coordinator*
- C. *UNECDC communicate and coordinate projects with each neighborhood association*
- D. *UNECDC publish a community resource guide listing social service providers, local businesses, and neighborhood organizations in the neighborhood*
- E. *UNECDC publish and circulate on a continuous basis a modest neighborhood newsletter*

AFFORDABLE HOUSING

Different aspects of housing were asked many times in the standard and long surveys. Remaining consistent with a portion of the United North East Community Development Corporation's mission "...to enhance/elevate the quality of life by providing affordable housing...", resident perceptions of safe, affordable, and available housing were deemed very important in the community survey.

SAFE, AFFORDABLE, AND AVAILABLE HOUSING

- 73% of residents felt there are times when people in the community need help obtaining shelter.

While this number is high (7 out of 10 people agree), it is slightly lower than resident perceptions of community need relating to food, clothing, and utility assistance (84%-86%).

- 55% said assistance for housing is available to people in the community.

Slightly more than half of the people believe there is housing assistance available in the community.

- 67% felt that affordable housing is available to people in the community.
- 51% of residents felt safe housing is not available to people in the community.

However, there is a significant difference of opinion between home owners and renters. Sixty one percent (61%) of renters said safe housing is not available to people in the community, while 42% of home owners indicated there is not safe housing available to people in the community.

- 43% of residents know someone in the community who has tried, but not been able to find, affordable housing during the past year.
- 63% of residents know someone in the community who has tried, but not been able to find, safe housing during the past year.

HOUSING FOR SENIOR CITIZENS

- Only 45% believed affordable housing is available for seniors in the community, however no one "strongly agreed". Fifty five percent (55%) of residents feel affordable housing is not available to seniors.
- 69% said there is no safe housing available for seniors in the community.

There were no significant differences between how senior citizens and other age groups answered these questions.

HOUSING FOR PEOPLE WITH DISABILITIES

- 71% felt there is not enough affordable housing for people with disabilities in the community.
- 78% felt there is not enough safe housing for people with disabilities in the community.

There were no significant differences between how home owners and renters answered these questions.

HOUSING DISCRIMINATION

- 15% of residents say they know of someone in the community who has experienced discrimination in obtaining housing over the past year.

HOUSING GENERAL

Affordable housing came in fifth on a list of seventeen (17) community assets that residents said they liked best.

Residents tended to feel that the UNECDC and neighborhood associations should concentrate on economic and social issues. Economic issues include creating jobs, developing affordable housing, and bringing businesses to the community. Social issues include starting additional social services, job training, and recreational activities for youth.

Affordable housing also fell in the top half of priority issues that residents felt should be addressed in the community. In addition, the availability of affordable housing was rated the 7th leading community strength out of a list of sixteen (16) items. However when residents were asked to state their top

three priorities, "housing" was the second highest individual category behind "police protection".

SURVEY CONCLUSIONS

There is a discrepancy as to how residents felt about housing in the community. While two thirds said affordable housing is available in the community, 43% of residents said they know someone in the community who has tried, but not been able to find affordable housing during the past year. This would suggest that residents feel there is affordable housing available, but some people are having difficulty in accessing it for one reason or another.

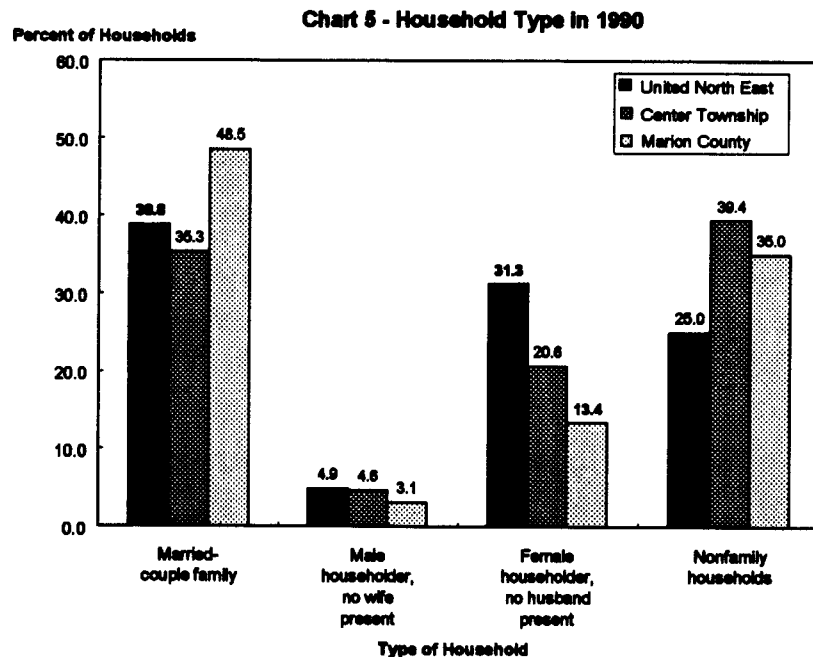
Availability of safe housing for all community members seems to be a primary issue which relates back to established resident concerns for overall community safety. Renters tend to feel there is less safe housing available than home owners. In relation to safe housing, particular attention should be paid to improving the safety and security of persons living in rental units.

Strategies can be developed to improve access to affordable housing and to initiate safer housing (especially rental units). Access to housing could be improved by examining available resources for residents that can link them with housing opportunities and informing residents of services that provide housing assistance.

Safety of housing can be improved by organizing more crime watch groups and working in conjunction with the Indianapolis Police Department to shape the community as a safer place to live. Resident/police relations, which a majority of residents currently perceive as negative, can be enhanced through a partnership.

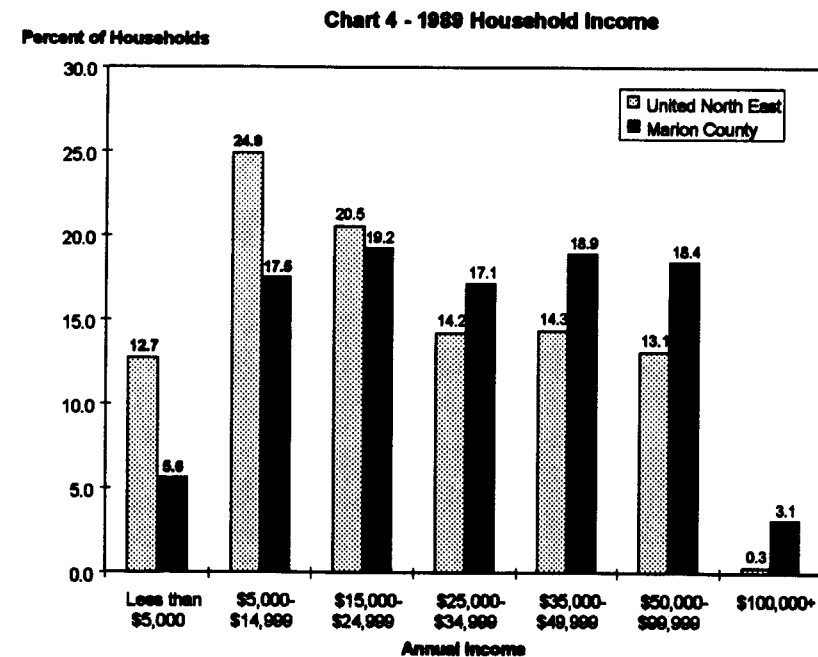
HOUSEHOLD TYPE

The most common household type in the United North East are married-couple families (38.8% of households). A female householder with no husband present (excludes persons living alone) is the second most common household and comprises 31.3% of all households. This type of female headed household is 2.5 times Marion County's figure.



INCOME

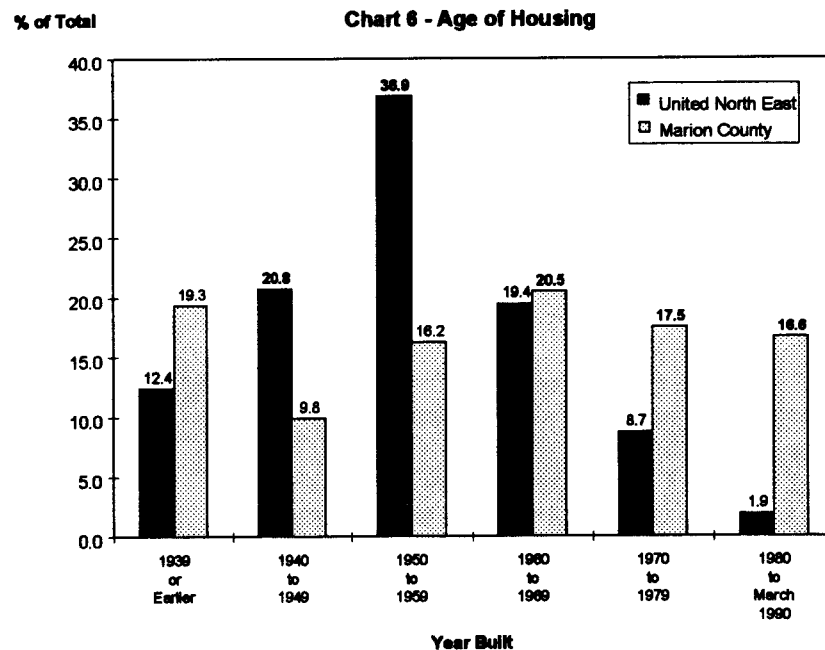
As displayed in Chart 4, the United North East neighborhood showed a higher percentage of lower income households. Thirty seven point six percent (37.6%) of the households in the United North East neighborhood earned less than \$15,000 as compared to 23.1% of households in Marion County.



Because of lower incomes, the percent of persons in the United North East neighborhood that were determined to be below the poverty level was substantially higher than Marion County's number. In 1989, the figures were 26.7% and 12.1% respectively.

AGE OF HOUSING

In 1990, over 50% of the existing residential structures in the United North East neighborhood were built during the 1940's and 1950's, with well over a third built during the 1950's. Approximately 33% of all housing in the United North East neighborhood will be at least 50 years old in the next two years.



In comparison, housing development in all of Marion County is constructed more recently. Over half (54.6%) of the housing in Marion County were built after 1960.

TENURE

In 1990, 61.2% of the households in the United North East neighborhood were owner occupied. This rate of home ownership is higher than households in Center Township (47.7%) and Marion County (57.0%). Since 1980, owner occupancy has decreased from 64.4% in the United North East neighborhood.

TYPE OF STRUCTURE

Single family residences, especially owner occupied, account for over three quarters of the occupied housing units in the United North East neighborhood. Multiple family homes comprise nearly twenty percent (20%) of the total with almost all of those being renter occupied. (See Table 3).

Table 3 Type of Residential Structure in 1990 United North East Neighborhood				
Structure Type			Total	
	Own	Rent	Number	Percent
Single Family	6,326	1,774	8,100	76.6%
Duplex	21	162	183	1.7%
Multiple Family	15	2,078	2,093	19.8%
Mobile Home	68	32	100	0.9%
Other	43	53	96	0.9%
Total	6,473	4,099	10,572	100.0%

SUMMARY OF HOUSING STATISTICS

Based on a thirty year trend, the United North East neighborhood may continue to lose population from changes in households (i.e. declining household size, changes in household type, etc.). The neighborhood's housing stock is remaining stable in the number of units, however, this may be a prelude to decline. This prelude to decline can result from approximately 33% of all housing being at least 50 years old in the next two years. Aging structures is an area of concern combined with residents of limited economic means.

A high rate of home ownership in the United North East neighborhood is a good indicator of a stable community, and, because of their investment, homeowners do show a greater concern for the surrounding community. While a need does exist for affordable rental housing, the balance between providing affordable housing and establishing stable communities will be a challenge in the United North East neighborhood.

BUILDING CONDITIONS

An exterior building condition survey was conducted in late 1996 and early 1997. The building condition survey consisted of visually rating the exterior condition of primary buildings. Primary buildings are defined as houses, apartments, stores, churches, and industrial buildings but does not include garages, storage facilities, or support buildings. Building conditions were categorized by a letter code as described in the following list.

- A. Excellent Condition-The building is in sound condition and does not need any paint or repairs.**

- B. Superficial Repairs-The building needs normal maintenance, painting, or repairs.**

- Exterior walls - peeling paint on less than 50% of the structure.
- Windows, sashes, door frames - missing storm inserts, missing or torn screens.
- Gutters, down spouts - rusty, peeling paint, or missing sections.

- C. Minor Rehabilitation-The building needs painting or repairs beyond normal maintenance but does not need repairs of a structural nature.**

- Exterior walls - peeling paint on more than 50% of the structure.
- Foundation - small cracks
- Roof - loose or missing shingles and obvious wear.
- Windows, sashes, door frames - cracked glass and missing storm inserts.
- Chimney - small cracks.
- Gutters, down spouts - rusty, peeling paint, dents, missing sections or completely absent.
- Porch - small cracks.

D. Major Rehabilitation-The building needs structural repairs as well as possibly other minor repairs.

- Exterior walls - leaning, extensive rotting material, and loose masonry.
- Foundation - settling, crumbling, and loose masonry.
- Roof - sagging and rotting material.
- Windows, sashes, door frames - doors or windows missing.
- Chimney - leaning.
- Gutters, down spouts - rusted or rotted material with completely absent or missing sections.
- Porch - rails or banisters missing and separation from the main structure.

E. Dilapidated-The building needs extensive structural repairs, has suffered major fire damage, or is uninhabitable.

- Exterior walls - leaning or bulging, large holes, rotting and missing material.
- Foundation - uneven, settlement, sinking, large cracks, missing brick, large holes, out of plumb.
- Roof - extreme sagging, warping, rotting material, and large holes.
- Windows, sashes, door frames - broken or missing glass boarded windows, rotten or rusted materials, distorted frames, or doors or windows missing.

- Chimney - leaning, missing bricks, missing or collapsed portions, and missing mortar.
- Gutters, down spouts - rusted or rotted material, holes, sagging, missing sections or completely absent.
- Porch - rails or banisters missing, floor collapsed, separation from main structure and missing sections.

Of the 9,055 primary structures in the United North East neighborhood, 7,198 or 79.5% of the total were surveyed as being in excellent condition or needing superficial repairs. Structures needing minor rehabilitation totaled 1,776, or 19.6%. The remainder of structures (0.9%) were surveyed as needing major rehabilitation or were dilapidated.

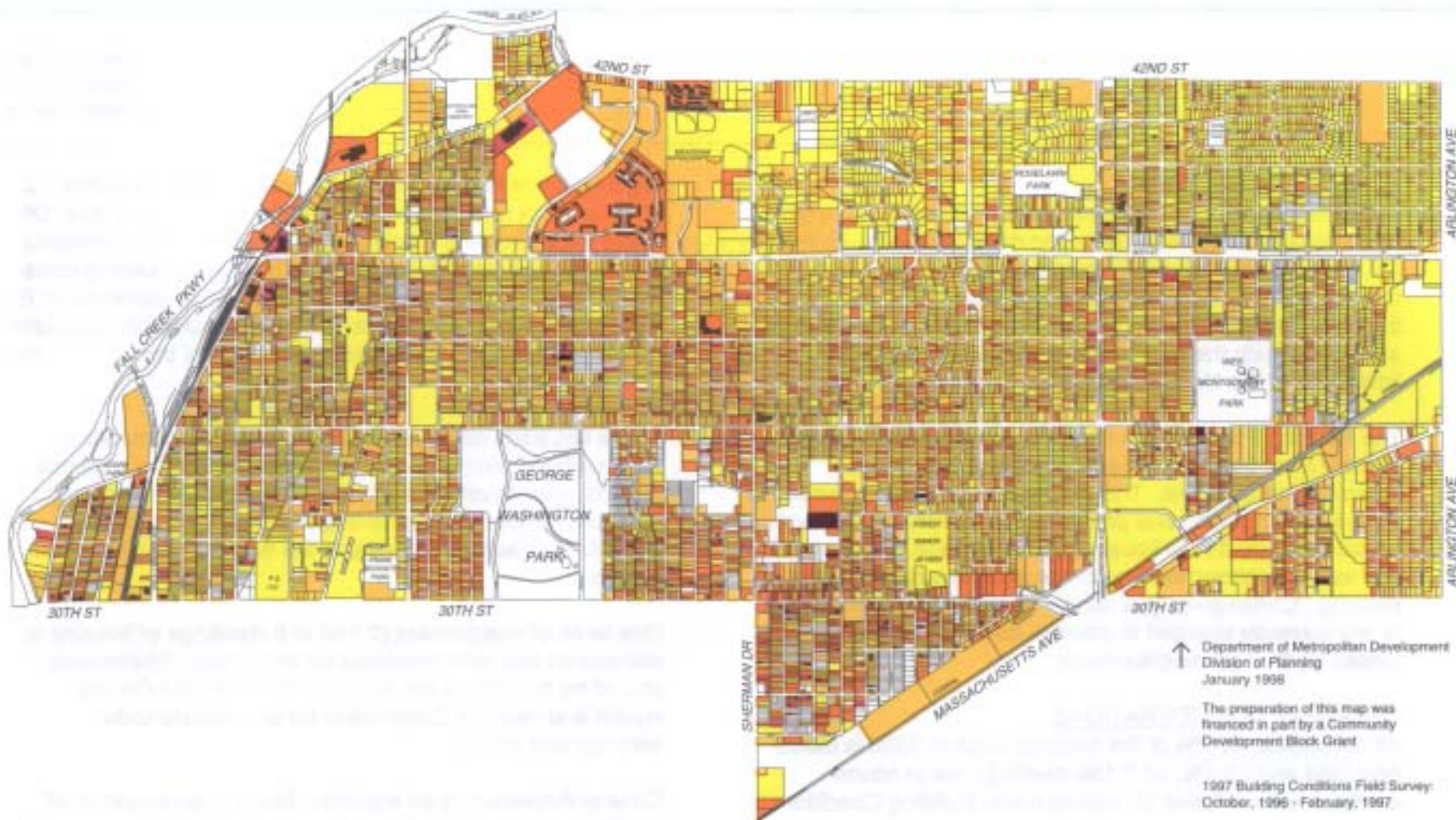
<p align="center"><i>Table 4</i> <i>1997 Surveyed Building Conditions</i> <i>United North East Neighborhood</i></p>		
<u>Building Condition</u>	<u>Number</u>	<u>Percent</u>
Excellent	3,185	35.2
Superficial Repairs	4,013	44.3
Minor Rehabilitation	1,776	19.6
Major Rehabilitation	75	0.8
Dilapidated	6	0.1
Total	9,055	100.0

Source: City of Indianapolis, Department of Metropolitan Development, Division of Planning.

The building condition survey identified were 246 vacant primary structures, 220 of which were residential. A concentration of structures needing minor rehabilitation

(Condition C) were surveyed in areas bounded by: (see Map 4).

- Massachusetts Avenue, Sherman Drive, and 30th Street.
- 30th Street, Keystone Avenue, 34th Street, and Forest Manor Court.
- 34th Street, Lasalle Street, 38th Street, and Sherman Drive.
- 34th Street, Keystone Avenue, 38th Street, and Orchard Avenue.



UNITED NORTH EAST NEIGHBORHOOD PLAN MAP 4 - 1997 SURVEYED BUILDING CONDITIONS

EXCELLENT

SUPERFICIAL REPAIRS

MINOR REHABILITATION

MAJOR REHABILITATION

DILAPIDATED

VACANT STRUCTURES

HOUSING RESOURCES

Deteriorating housing conditions are an indication of larger and more complex issues affecting neighborhoods. Some of the issues consist of crime, unemployment, limited income, the amount of private and public investment, and quality of the environment. Finding solutions to these complex issues are juggled with the improvement of housing within the limitations of the United North East Neighborhood Plan.

The Housing Plan offers a strategic approach to housing improvement that compliments other neighborhood improvement activities. This strategic approach is intended to bring together public and private dollars to rehabilitate existing homes, construct new housing, increase code enforcement, and move neighborhood residents along the continuum of housing. Consequently, a variety of solutions are proposed or are currently enacted to address housing needs in the United North East neighborhood.

STRATEGY CONSIDERATIONS

As calculated, 61.2% of the housing stock in 1990 is owner occupied and 79.5%, or 7,198 dwellings are in sound condition (see "A" and "B" ratings under Building Conditions).

Of the housing stock in need of repair, 19.6% or 1,776 dwellings are suitable for moderate rehabilitation (see the "C" rating under Building Conditions). Moderate rehabilitation can be defined as a structure being brought to building code for under approximately \$25,000 per unit. Given there are limited resources to rehabilitate housing, it is wise to assign moderate rehabilitation the highest priority. This will enable the largest amount of housing to be rehabilitated.

Eight tenths of one percent (0.8%) or 75 dwellings of the housing stock is in need of substantial rehabilitation (see "D" rating under Building Conditions). Substantial rehabilitation can be defined as a structure being brought to building code for more than approximately \$25,000 per unit. Because of the increased cost per unit, substantial rehabilitation should be geographically targeted within key parts of the neighborhood.

These key parts are likely to be highly visible to important neighborhood elements such as schools, parks, commercial districts, new developments, etc. Substantially rehabilitated units can provide ownership opportunities for low income home buyers as well as meeting the needs of existing home owners.

One tenth of one percent (0.1%) or 6 dwellings of housing is dilapidated and recommended for demolition. These units should be brought to the attention of the Marion County Health and Hospital Corporation for appropriate code enforcement activity.

Code enforcement is an important factor in preservation of neighborhoods. Zoning, health, and other codes help protect the safety and welfare of resident in the neighborhood. Vigilance by neighborhood residents is an effective method for reporting violations.

New housing construction, in some instances, can provide a cost effective alternative to substantial rehabilitation. New construction can incorporate energy efficient improvements and is less likely to result in unforeseen initial repair costs, especially for those on fixed incomes. New construction

should be considered along with other possibilities for infill development on residential lots.

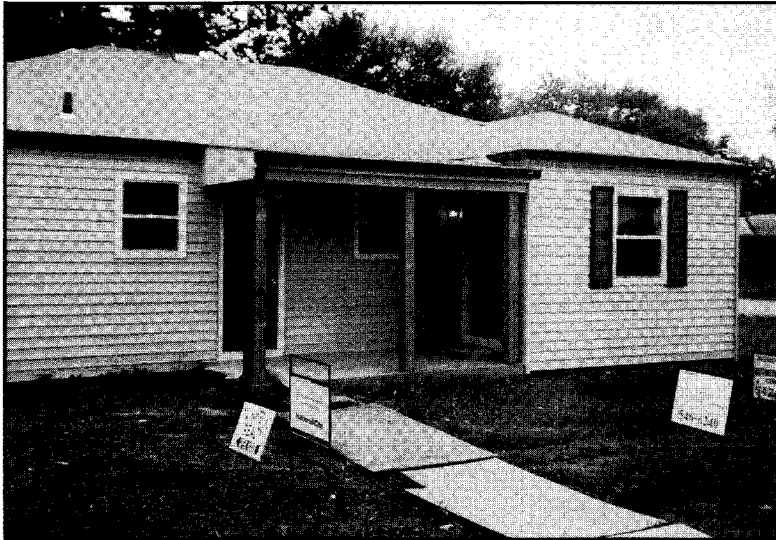


Photo 8-Home at 3601 N. Adams that was rehabilitated by UNECDC in 1997

STRATEGY ELEMENTS

The strategy elements combine are brief statements from the overall goals of affordable housing in the United North East neighborhood. Given the composition of housing in the neighborhood, a strategy should emphasize home ownership with the needs of residents in multiple family renter housing. The key elements of the strategy include:

- *Rehabilitation of existing housing* to provide new opportunities for home ownership, meet the needs of existing homeowners, and provide affordable housing for renters;

- *Construct new housing that is responsive* to the needs of area residents, appropriate to the overall revitalization of the neighborhood, and consistent with the intent of this plan; and,
- *Target code enforcement* to lead to the demolition of dilapidated residential, commercial, and industrial structures that are economically beyond repair or are not being adequately maintained by absentee landlords.

RESOURCES

While neighborhood and community organizations are extremely important to improving housing opportunities, the individual home owner is key. The homeowner makes the commitment to move to or remain in the neighborhood, submits an application for financial assistance, and assumes risks and regulatory requirements.

Home owners are encouraged to familiarize themselves with the resources that are available before deciding on a particular course of action. Likewise, affordable housing providers such as the United North East Community Development Corporation, the Indianapolis Neighborhood Housing Partnership, and the City of Indianapolis are encouraged to extensively publicize their housing assistance programs throughout the neighborhood.

Listed below are a variety of possible home owner and renter resources available at the writing of this plan. This list is not an all inclusive list, and only some of the resources are being utilized in the United North East neighborhood. The other

resources not being utilized in the neighborhood are listed for informational purposes.

CONVENTIONAL LENDERS

Banks and mortgage companies have long served as traditional lenders to purchase and improve real estate. There are many banks and mortgage companies serving the city that offer a wide range of lending products. Among other requirements which conventional lenders must meet, the Community Reinvestment Act can stimulate interest in areas that have experienced limited investment.

UNITED NORTH EAST COMMUNITY DEVELOPMENT CORPORATION (UNECDC)

The UNECDC was founded in 1994 by residents, business owners/representatives, and social service providers who serve the area. The boundaries consist of 42nd Street on the north, Arlington Avenue on the east, 30th Street on the south, and Fall Creek on the west (see Maps 1 and 2). Also, the boundaries consist of a small triangular area consisting of 30th Street on the north, Massachusetts Avenue on the southeast, and Sherman Drive on the west.

Community Development Corporations (CDC) are non-profit grassroots organizations designed to help the residents of a geographic area improve social and economic conditions within a area. CDCs engage in a wide range of physical, economic, and human development activities and are accountable to local residents. As a grassroots organization founded by neighborhood residents, UNECDC listens to the community and aids in finding comprehensive solutions to area problems.

UNECDC's mission is to stabilize and unite the neighborhood in order to enhance/elevate the quality of life by providing affordable housing, creating jobs, increasing neighborhood assets, educating residents, and establishing a safe environment. The goals and tasks established by the UNECDC are:

GOAL - RECOGNIZE THE POSITIVE CONTRIBUTIONS OF UNECDC

Objectives:

- Produce a quarterly newsletter
- Recognize at annual dinner

Tasks:

- *Write articles-newsletter committee*
 - A. *General alert to community requesting articles from neighborhood organizations*
 - B. *Develop a newsletter committee Board-Ms. Carr, Staff - Community*
 - C. *Identify financial resources INHP-has offered a #, Local Businesses*

Task:

- *Awards for entities/individuals who have contributed to neighborhood-given @ annual dinner*
 - A. *Assigned awards subcommittee Board/Community members*
 - B. *Determine criteria for awards-committee*
 - C. *Determine number of awards - 1 & 2*

GOAL-THE CDC WILL BE A CATALYST

Objectives:

- The CDC will act as a link to resources for neighborhood organizations, social service agencies and individuals
- The CDC will provide technical assistance in areas of expertise

Tasks:

- *Identify services, ordinances, etc. regarding housing issues, land use issues, utilities, etc.*
Staff-Program Managers role
- *Network with other agencies*
 - A. *Staff & Board*
 - B. *Anything board members learn about needs to come back to organization to be added to resource guide or information guide*

GOAL-PROVIDE TECHNICAL ASSISTANCE

Objectives:

- Make a neighborhood associations aware of types of technical assistance available
 - A. *Grant writing courses/assistance*
 - B. *Services for residents-Staff responsibility*
- *Board members will provide information of their own circle of friends/neighborhoods regarding services of the CDC*

- *Board members will provide workshops around their area as of expertise (i.e.) - maintenance & rehab., home ownership, etc. This provides a special touch*

GOAL-TO BE A SELF-SUFFICIENT ORGANIZATION

Objective:

- To acquire necessary funds to maintain the operation of the CDC

Tasks:

- *To develop a Total Development Plan*
 - A. *Annual Campaign*
 - B. *Capital Campaign*
 - C. *Special Events*
- *To Develop and expand your donor base*
 - A. *Have board members give at least 5 names of potential donors*
 - B. *Develop a strategy on getting them from potential donors to actual donors*
- *Increase number of corporations and foundations that give to the organizations*
 - A. *Research*
 - B. *Grants-Staff*
- *Get resident involvement*
 - A. *Annual Campaign*
 - B. *Recognition-tree donor's club*
- *Pledges-Board & Staff*

GOAL-TO BUILD THE CAPACITY OF THE ORGANIZATION

Objective:

- Increase quality & skill level of staff

Tasks:

- *Hire a construction manager*
- *Obtain necessary training for staff-consultant*
- *Sharing of expertise of board members w/staff when necessary*

GOAL-DEVELOP ACTIVITIES AND FACILITIES DESIGNED FOR YOUTH

Objective:

- Identify needs & desires of youth

Tasks:

- *Get youth to talk w/one another crossing various neighborhood lines*
- *Develop youth clubs*
- *Develop youth centers*
- *Connect youth & adults-intergenerational*
- *Connect youth w/existing services*
- *Develop computer literacy program*

GOAL-TO INCREASE BUSINESSES IN UNECDC AREA

Objective:

- Bring in additional businesses and assistance to small businesses

Tasks:

- *Micro loan program - Grocery store*

GOAL-WE WILL DEVELOP TRAINING FACILITIES

Objective:

- Secure building by year 2000

Tasks:

- *Operate from basement of office-1997*
- *Capital Campaign-1998*
- *Purchase furniture supplies-1999*
- *Employ staff-2000*
- *Publicize-2000*
- *Open for business-*

GOAL-WE WILL ACQUIRE INCOME PRODUCING PROPERTY

Objective:

- An apartment building and five (5) doubles.

Tasks:

- *Locate buildings to purchase-1998*
- *Purchase & rehab building-1998*
- *Hire two (2) maintenance and groundskeepers-1998*
- *Move in tenants-2000*

GOAL-WE WILL BUILD NEW HOUSING & REHAB HOMES

Objective:

- *Build two (2) three bedroom homes by 2000*

Tasks:

- *Locate land to build homes-1997*
- *Purchase land-1998*
- *Hire contractors to build-1999*
- *Advise & sell homes-2000*

GOAL-WE WILL HAVE HOMES FOR HOMELESS AND ABUSED

Objective:

- *Obtain two (2) buildings for transitional housing-2000*

Task:

- *Find an existing agency or organization to do housing for us-2000*

GOAL-WE WILL CREATE SAFE ENVIRONMENT

Objective:

- *Have safe/secure neighborhood by-2000*

Tasks:

- *Have meeting with community-1997*
- *Established crime watch in every area-1997*
- *Have police on horse back-1997*
- *Have a meeting to determine continued problems-1998*
- *Hold meeting once annually thereafter*

GOAL-WE WILL RESTRUCTURE-BOARD

Objective:

- *Having a complete, competent, board by-2000*

Tasks:

- *Get a nominating committee*
- *Survey present members for continuance*
- *Determine qualifications of board-1997*

- *Develop method of obtaining board-1997*
- *Member-to include: application, orientation & completion of commitment form and importance by the board-1997*

GOAL-FIND JOBS THAT EXIST WITHIN THE COMMUNITY

Objective:

- Find training that is geared specifically for jobs available. Promote the area to make businesses want to come into the community.

Tasks:

- *Promote area businesses w/incentives on employing area residents & provide training for existing or upcoming jobs*
- *Local businesses, churches, CDC, schools, State for (tax credits) residents*
- *Determine the kind of jobs available in community. Don't recreate existing training programs but build o existing programs*
- *Provide child care within the community*

GOAL-TRY TO DEVELOP RESOURCES FOR RESIDENTS TO UTILIZE

Objective:

Tasks:

- *Serve as a neighborhood facility to provide residents services to satisfy their needs*
- *Listen to their needs*
- *Provide churches w/services to provide hope to residents*
- *Build on existing resources, provide a place for the services to be rendered*
- *Listen to resident through community meetings*
- *Attend neighborhood association meetings/resident council*
- *Show are caring nature (through Christ)*

GOAL-INCREASE BUSINESSES IN UNECDC AREA

Objectives:

- **Develop additional businesses to provide revenue stream for the organization**
- **Assist others in developing businesses according to the needs and desires of the community.**

GOAL-NEW HOUSING AND OWNERSHIP

Objective:

- Revitalize the Forest Manor South Neighborhood

Tasks:

- *Acquire property*
- *New construction*
- *Rehab existing properties*
- *CDBG*
- *PAL Loan*
- *Private funds*
- *Assist other groups in providing affordable, safe housing for residents.*

GOAL-INCREASE EMPLOYMENT IN COMMUNITY

Objective:

- Provide training for area residents which will lead to full time gainful employment.

Task:

- *Develop job training program at the old Fire Station #10.*



Photo 9-Blackburn Terrace Apartments

CITY OF INDIANAPOLIS DEPARTMENT OF METROPOLITAN DEVELOPMENT (DMD)

At the local level, DMD administers two federally funded entitlement programs under the U.S. Department of Housing and Urban Development regulations. The two programs are the Home Investment Partnerships (HOME) and the Community Development Block Grant (CDBG). DMD was also successful in competing nation wide for a limited amount of funding under the HOPE 3 program. In each of these federal programs, DMD is partially funded by them and passes funding through to eligible development entities. Listed below in more detail are the three programs.

1. HOME INVESTMENT PARTNERSHIPS (HOME)

Under the program regulations, local communities can use HOME funds for a wide range of affordable rental and homeowner housing activities, including certain administrative costs. DMD has developed the following program descriptions related to use of HOME funds.

A. Investor-Owner Rehabilitation Loan Program

The Investor-Owner Rehabilitation Loan provides affordable rental housing units to very low and low income households by providing gap financing to the investor-owner (developer) to rehabilitate substandard housing. Development assistance may be provided as a deferred payment loan at a 0% interest rate, or forgivable at the date of termination of the minimum period of affordability, or as a loan with interest and term determined by the City of Indianapolis.

The limitations are at least 20% of a project's completed units must be made available to tenants whose income does not exceed 50% of the median family income, 70% of the units must be occupied by tenants at 60% of the median income, and the remaining 10% of the units occupied by tenants at no more than 80% of the median family income.

B. Single-Family Homeownership Opportunity Program

This program provides a source of gap financing for the acquisition, rehabilitation, or new construction of properties developed through qualified community development corporations. Funds may be provided in

the form of forgivable deferred loans, grants, repayable no interest and low interest loans, and interest subsidies.

C. Home Improvement Loan Program

This program provides assistance to very low and low income home owners needing home improvements. Gap financing is available to eligible home owners who apply through community development corporations. Funds are commonly provided in the form of forgivable deferred payment loans, grants, or a combination of the two.

D. Home Partnership Loan Program

This program provides assistance to very low and low income households for all eligible HOME activities approved by the City of Indianapolis through the Indianapolis Neighborhood Housing Partnership. HOME funds are provided as gap financing commonly in the form of forgivable deferred payment loans.

E. Tenant Assistance Program

This program provides assistance to tenants as a rent subsidy payment (including utilities) where there is too large of a gap between rent charges and tenant income. These funds may also be used for security deposits.

F. Set-Aside for Community Housing Development Organizations (CHDO)

No less than 15% of the City of Indianapolis' HOME grant allocation is reserved for investment in housing to be owned, developed, or sponsored by CHDO's.

2. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Under the CDBG, local communities can use funds for a wide range of housing, community, and economic development activities. The City of Indianapolis has traditionally reserved a portion of its annual CDBG funds for neighborhoods to propose various projects and programs of the neighborhoods design.

A. Neighborhood Development Fund (NDF)

This activity enables eligible profit and non profit organizations to compete for CDBG funds to provide affordable housing, commercial revitalization, or job creation. Subject to available funds, successful proposals are based on performance, meet CDBG requirements, benefit low and moderate income persons, or aid in the prevention and elimination of slums and blight.

Requests for proposals can be obtained from the Community Development and Human Services Division (CDHS) of the Department of Metropolitan Development, City of Indianapolis. Since funding is typically offered once a year, interested organizations should contact CDHS to inquire about the schedule and request to be put on a mailing list.

3. INDIANAPOLIS NEIGHBORHOOD HOUSING PARTNERSHIP (INHP)

The INHP participates in a variety of affordable single and multiple family programs and developments. INHP provides direct financial assistance to home owners and home buyers and also forms partnerships to develop affordable housing.

INHP offers housing counseling and operates a Home Ownership Training (HOT) program. The HOT program is a prerequisite for first time home owners under the HOPE 3 Program. INHP also provides lines of credit and administers the INDI program, a program that awards funds to certain community development corporations for operating expenses.

A. Good Neighbor Loan Program

The Good Neighbor Loan Program combines a first mortgage from a participating lender and a second low rate mortgage from INHP. Funds can be used for property purchase, rehabilitation, and closing costs with an option to finance with no down payment. The Good Neighbor Loan Program enables the borrower to finance 100% of the improved property value.

This program is sometimes used in conjunction with the Home Partnership Loan Program (HOME). Under this arrangement, a Good Neighbor Loan is typically used to purchase the property and a HOME monies are typically used to rehabilitate the property.

4. LOCAL INITIATIVES SUPPORT CORPORATION (LISC)

LISC assists community development corporations in revitalizing neighborhoods for the benefit of low and moderate income persons. LISC uses conventional standards to evaluate project merits, but offers flexible financing that can address unique needs. Often, LISC provides seed money or funds for pre construction such as environmental studies, architectural fees, market analyses, land options, technical services, etc.

LISC funding rarely exceeds 20% of the total cost and is commonly provided in the form of loans or grants. Also, bridge loans are provided to expedite project implementation, loan guarantees to help induce banks to lend, construction loans at favorable interest rates, and lines of credit for capital projects to community development corporations with assets of \$1 million or more. At present, the following guidelines apply to LISC funds:

- Only charitable, tax exempt community development corporations can receive LISC funds (unless services are a third party contract).
- Loans are currently provided at 5 to 7 percent, with full repayment within an average of 7 years. They may be subordinate to loans from private lenders under LISC's underwriting standards. Loan amounts are limited by the amount of funds available in the local account, but generally do not exceed \$300,000.

- Grants are provided to community development corporations where special costs must be incurred to analyze or start a project. Grants usually do not exceed \$25,000.
- Recoverable grants are a form of small, high risk, unsecured financing, repayment of which is forgiven if projects are not successful.
- Guarantees are provided for bank financing in order to induce banks to lend. All guarantees are partial, requiring banks to take risk.
- Funds may be provided to hire consultants to assist in analyzing or starting a program or project, completing a program or project, or performing one time tasks.

5. PROJECT 180

Administered by the Indianapolis Clean City Committee with support from the City of Indianapolis and the Indianapolis Water Company, Project 180 provides a variety of supplemental resources to support housing and other neighborhood activities. These activities range from refuse campaigns to rehabilitation projects. Project 180's resources include, but are not limited to, financial assistance and volunteer efforts.

6. LOW INCOME HOUSING TAX CREDIT (LIHTC) PROGRAM

Administered by the Indiana Housing Finance Authority, this program provides a tax credit for the acquisition,

rehabilitation, or construction of low income rental housing. Projects must have at least 20% of the units set aside for families with incomes no higher than 50% of the median or at least 40% of the units set aside for families at or below 60% of median income.

Gross rents, excluding federal rent subsidies, can not exceed 30% of the income limit. The low income requirement must be met continuously for a period of 15 years beginning on the first day of the first taxable year in which the credit is claimed. The credit on a project is provided annually for a 10 year period.

The credit is computed on a depreciation of low income units. The credit rate is set by the U.S. Treasury and provides a total credit over the 10 year period that is equal to the present value of 30% of the cost of acquisition and 70% of the cost of rehabilitation or construction.

7. NEIGHBORHOOD ENHANCEMENT FUND

The Neighborhood Enhancement Fund (NEF) is administered through the Greater Indianapolis Progress Committee. NEF is a source of funding for community projects that support housing activities.

8. RESIDENTIAL PROPERTY TAX ABATEMENT

The City of Indianapolis, Department of Metropolitan Development administers a residential tax abatement program. Under this program, certain types of residential projects located within areas served by community development corporations may qualify for up to a six year tax abatement.

Tax abatements gradually phase in the increase of property taxes resulting from the new construction of single and multiple family units and the rehabilitation of multiple family units.

The 6 year tax abatement period for single family construction is limited to a maximum \$12,000 of assessed value. Single family rehabilitation projects are not eligible for tax abatement.

GOALS, STRATEGIES, AND SPECIFIC ACTIONS

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A list of issues in the United North East neighborhood were divided into topics and solutions proposed through discussion among the community (see Credits). The goal statements are general in nature and include words that are active. Strategies refine the goal statements and specific actions offer a implementation game plan to address issues in the United North East neighborhood.

GOAL: Keep housing affordable and attractive

STRATEGY:

Increase the home ownership rate

SPECIFIC ACTION:

- A. *Lending institutions further assist prospective home buyers through loan assistance and a referral program*
- B. *Realtors promote the area and reduce commissions on home sales*
- C. *Realtors and UNECDC promote home purchases with a lease option to buy for prospective home buyers*
- D. *UNECDC and City of Indianapolis (Department of Public Works and Department of Capital Asset Management) assist home owners with street/water/sewer maintenance*
- E. *IPS examine and initiate the hard choices to improve the school system*
- F. *State of Indiana require day care facilities to hold seminars on family values*
- G. *Under the direction of the UNECDC, combine the efforts of non-profit youth service providers, United North East Ministerial Alliance (Center Township), Concerned Clergy, other neighborhood churches, neighborhood schools, City of Indianapolis Parks and Recreation, and neighborhood youth (representatives not currently active in organized programs) for the purpose of:*
 - 1. *Redirecting and reforming recreation spending and recreation programming*
 - 2. *Develop new and improve existing park facilities*
- H. *UNECDC work with neighborhood residents to move them along the continuum of housing*
- I. *Under the direction of UNECDC, form a partnership with the lending institutions, City of Indianapolis, neighborhood residents, foundations, non profit housing providers, and business to develop additional, affordable, and market rate housing*

STRATEGY:

Improve the quality of life in multiple family communities

SPECIFIC ACTIONS:

- A. *Managers of multiple family communities form an association to administer change to multiple family communities to appeal to more responsible people*
- B. *Managers of multiple family communities form a partnership with churches to provide a ministry for residents of multiple family communities*
- C. *UNECDC with the help of the Neighborhood Housing Resource Center assist with the formation of resident councils in multiple family communities*

SENIOR CITIZENS

Senior issues were determined to be a primary focus and resulted in a targeted report. The community survey indicated a high number of residents felt there needs to be more services specifically for seniors.

SENIOR ACTIVITIES AND SERVICES

- Do the senior or disabled residents of your community have social or recreational activities to attend?
(N=65). Yes 21.5%, No 78.5%.

When comparing how residents 44 years old and younger and residents over 44 years old answered this question, there was a statistically significant difference of opinion. Ninety percent (90%) of those under 45 years old feel there are no social or recreational activities for seniors in the community, as compared to 68% of those over 44.

Sixty eight percent (68%) is still a high percentage of residents (almost 7 out of 10) who feel there are no senior activities available. This is probably a more accurate reflection of the "true" situation in the community.

Those age 45 or older may be the ones that know more about the activities available to seniors in the community. The high number of residents under 45 who indicated that there are no senior activities is more likely a reflection of the overall value placed on seniors in the community.

- Do you know of a senior or disabled person in your community, who may be experiencing loneliness or social isolation?
(N=72). Yes 33.3%, No 66.7%.

There was no significant difference of opinion between younger and older community residents as related to this question.

- Are there any adult day care centers for the seniors in your community?
(N=60). Yes 13.3%, No 86.7%.

There was no significant difference of opinion between younger and older community residents as related to this question.

- Are there any adult activity centers for seniors in your community?
(N=78). Yes 18.7%, No 81.3%.

While there was a variability between the responses of older and younger residents (91% of younger residents answered "no" as compared to less, but still a high figure at 72% of seniors answering "no"), this difference was not statistically significant.

ADULT DAYCARE, ACTIVITY CENTERS, AND AT HOME SERVICES

- 82% of residents indicate there is a need for additional adult daycare in the community (N=335).
- 87% of residents believe there is a need for additional adult activity centers in the community (N=367).

There was a small but significant difference of opinion between age groups on these previous two questions. The percentage responses broken down by age for the first question were:

- 64% of those 65 years of age or older feel there is a need for more adult daycare in the community.
- 89% of those age 35 to 64 years feel there is a need for more adult daycare in the community.
- 84% of those age 18 to 34 years feel there is a need for more adult daycare in the community.

The percentage responses broken down by age for the second question were:

- 72% of those 65 years of age or older feel there is a need for more adult activity centers in the community.

- 93% of those age 35 to 64 years feel there is a need for more adult activity centers in the community.
- 86% of those age 18 to 34 years feel there is a need for more adult daycare in the community.

When asked concerning at home services for seniors, the response was:

- 58% of residents feel there is no access to affordable at home services for home bound people in your community (N=57).

There was not a significant difference of opinion between younger and older community residents as related to this question.

SENIOR CITIZENS AND HEALTH CARE

- 62% of all residents felt there is easy access to health care in the community compared with 71% of senior citizens who felt there is easy access.

There was not a significant difference between how senior citizens (age 65+) and other age groups felt about access to health care in the community.

- 70% of senior citizens felt there is affordable health care in the community, while only 44% of those under age 65 felt there is affordable health care in the community.

There is a statistically significant difference between senior citizens and other age groups when examining affordability of health care. Senior citizens were more likely than other age groups to say there is affordable health care in the community.

- 70% of senior citizens felt there is quality health care in the community, while only 42% of those age 35 to 64 believed there is quality health care in the community. Forty seven percent (47%) of those age 18 to 34 felt there is quality health care in the community.

There is a statistically significant difference based on the fact that senior citizens were more likely to say there is quality health care in the community than those age 35 to 64. There was not a significant difference between senior citizens and those residents age 18 to 34. This difference may be due to the sample size.

HEALTH INSURANCE

- 88% of senior citizens indicated they have some form of health insurance.

AMBULANCES

- 84% of those age 45 to 65+ felt ambulances arrive fast enough when called. This is significantly higher than the 51% of those age 18 to 44 years who felt ambulances arrive fast enough.

SENIOR CITIZENS RECEIVING HEALTH CARE

The results from the 83 long surveys showed:

- Only 16% of all age groups surveyed are receiving health care in the community.

SENIORS AND SAFETY

Those age 65 years and older were significantly more likely than other age groups to say they felt safe in the community. This perception is likely due to the fact there is a statistically significant difference between persons owning their home and feelings of safety. In other words, home owners generally feel safer than renters in the United North East area.

In addition, a higher percentage of seniors (85%) are home owners compared to other age groups in the community. Home ownership does not completely explain this relationship, however, sample size limitations precluded further analysis.

Senior citizens are more likely to feel there is a good relationship between the police department and community residents. This result is statistically significant.

SURVEY CONCLUSIONS

Residents of the United North East neighborhood rated senior citizens as the third highest strength. Community residents place a high value on its senior residents as evidenced by the perception that there is more of a need for certain services.

There are differences in the perceptions among age groups in regards to senior service availability. The overall feeling is

that there should be more opportunities for senior daycare and activity centers.

A third of residents surveyed know a senior citizen or disabled person who is experiencing loneliness or social isolation. The creation and marketing of community programs promoting social interaction can serve to reconnect those isolated residents with support services.

An overwhelming majority of residents felt there are no adult day care or activity centers available in the community. Lack of awareness of existing senior services and/or availability may contribute to this perception.

There are no differences in how senior citizens and other age groups perceive access to health care. Senior citizens of the community rated health care affordability and quality significantly higher than other age groups. This may be misleading when considering only 16% of all residents are receiving health care. The majority of residents (84%) surveyed are receiving health care outside of the community.

A higher percentage of seniors have some form of health insurance compared to younger age groups in the community. Eighty four percent (84%) of residents age 45 and older felt ambulances arrive fast enough when called. Subsequently, approximately 50% of younger age groups feel ambulances arrive fast enough.

Possible explanations are senior citizens have more experience with summoning emergency services personnel and are more aware of the timeliness of ambulances. Another explanation could be younger residents feel for

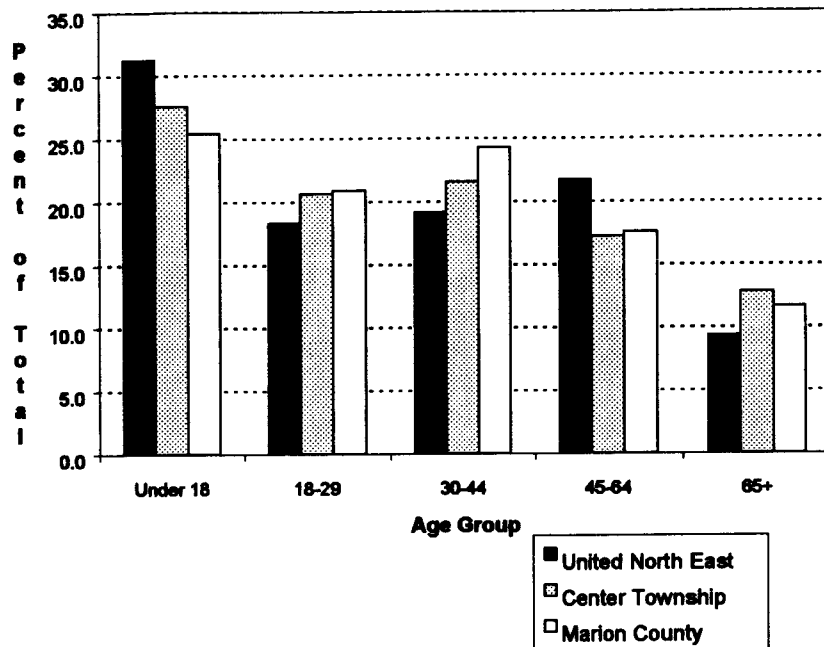
various reasons they are not receiving adequate response from emergency personnel.

A surprising result found senior citizens feel more safe than younger residents in the community. This may be attributed to a variety of factors including length of experience living in the community, home ownership, geographical location and the fact that seniors are valued by all residents.

AGE OF PERSONS

The age of persons in United North East neighborhood as displayed in Chart 3 shows a higher percentage of persons under age 18 and age 45 to 64 years when compared to Center Township and Marion County. Those over age 65 account for 9.4% of the population.

Chart 3 - Age Structure



GOALS, STRATEGIES, AND SPECIFIC ACTIONS

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offer a implementation game plan to address issues in the United North East neighborhood.

GOAL: Increase senior citizen services and expand facilities

STRATEGY:

Establish an action group to develop a plan and construct a day care center for senior citizens

SPECIFIC ACTION:

Under the direction of the Forest Manor Multi Service Center, the action group will consist of UNECDC, neighborhood residents, social service providers, and the City of Indianapolis to undertake the following tasks related to day care for senior citizens:

1. *Provide limited nursing support*
2. *Increase volunteerism*
3. *Choose a building location that is central to the neighborhood*
4. *Seek funding*
5. *Establish comprehensive case management services*
6. *Educate seniors regarding health care services*

EDUCATION AND JOB TRAINING

Residents were asked about their perception of education and job training in the community. The results of this portion of the survey were:

- Children in your community can get a good education
Strongly Agreed/Agreed 74% (N=386)
Disagreed/Strongly Disagreed 26%

There was no significant difference of opinion between groups on this item.

- The schools in your community provide a safe environment for students. (N=352)
Strongly Agreed/Agreed 59%
Disagreed/Strongly Disagreed 41%

There was no significant difference of opinion between groups on this item.

- Adults in your community can get a good education
Strongly Agreed/Agreed 70% (N=371)
Disagreed/Strongly Disagreed 30%

There was no significant difference of opinion between groups on this item.

- Adults in your community can get job training that leads to a good job. (N=359)
Strongly Agreed/Agreed 55%
Disagreed/Strongly Disagreed 45%

A significant difference of opinion was found between home owners and renters on the above item. Analysis revealed that renters were significantly more likely than home owners that job training is available to residents. Among renters, 62% felt job training is available, compared to 51% of home owners.

- There are jobs available in your community (N=361)
Strongly Agreed/Agreed 35%
Disagreed/Strongly Disagreed 65%

There was no significant difference of opinion between groups on this item.

Items from the long survey showed:

- There are good paying jobs available in your community (N=77)
Strongly Agreed/Agreed 16%
Disagreed/Strongly Disagreed 84%
- There are adequate job training programs in your community (N=73)
Strongly Agreed/Agreed 18%
Disagreed/Strongly Disagreed 82%
- There are adequate GED or adult education programs in your community (N=69)
Strongly Agreed/Agreed 45%
Disagreed/Strongly Disagreed 55%

Caution needs to be used in regards to the long survey. The results are not representative of community perceptions on these issues given the small sample size.

SURVEY CONCLUSIONS

Nearly three quarters of the residents felt that a good education is available to children and almost six out of ten felt schools in the community are providing a safe environment for students. Seven out of ten residents report that a good education is available to adults in the community.

Renters are more likely than home owners to say job training is available. This could be indicative of a greater knowledge about this type of service availability on the part of renters.

Six out of ten renters felt job training is available, but nearly two thirds of all residents felt that there are no jobs available. While a majority of residents felt job training is available, an even greater majority felt there are no good paying jobs available in the community.

SCHOOLS

Court ordered desegregation of public schools in Marion County began during the 1970's. Achieving racial balance in the schools required some students to attend schools located outside their area.

The majority of children and young adults residing in the United North East neighborhood are within the Indianapolis Public School District (IPS). Students in a portion of the eastern third of the neighborhood attend either the Lawrence Township School District, the Perry Township School District, or the Warren Township School District.

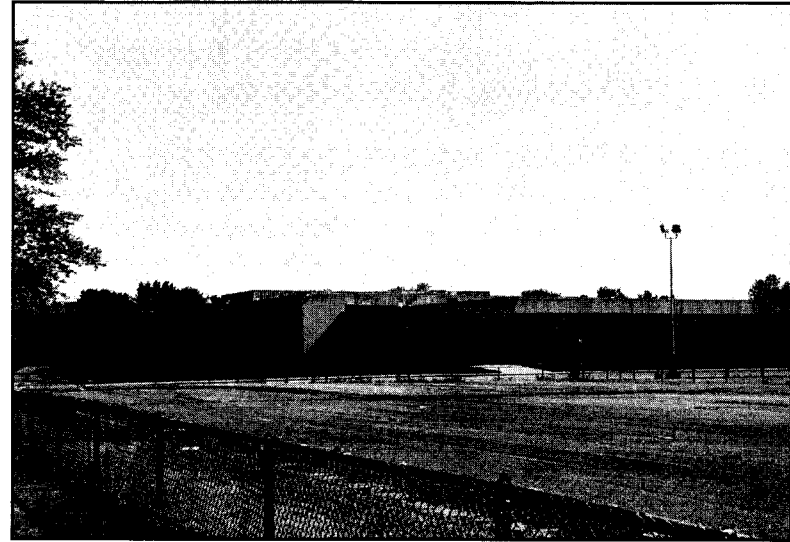


Photo 10-Forest Manor Middle School

The following public and parochial schools are located in the United North East neighborhood.

Public Schools

Forest Manor Middle School
4501 E. 32nd Street

School 110
Julian D. Coleman Middle School
1740 E. 30th Street

Parochial Schools

St. Andrew the Apostle Catholic School
4050 E. 38th Street

Five public and parochial schools border the United North East neighborhood. These schools are IPS School 11, IPS School 83, Arlington Woods Middle School, True Belief Academy, and Northeast Christian Academy.

GOALS, STRATEGIES, AND SPECIFIC ACTIONS

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GOAL: Foster communication between the school system and parents

STRATEGY:

Increase and change the communication efforts between schools and the community

SPECIFIC ACTION:

Under the direction of neighborhood associations, combine the efforts of neighborhood residents, Indianapolis Public Schools, private schools, township schools, UNECDC, City of

Indianapolis, foundations, and non-profit groups to implement the following recommendations:

1. *Utilize churches to hold meetings in the area*
2. *Create a parent liaison*
3. *Form a Parent Advisory Council*
4. *More parental involvement and responsibility throughout school years*
5. *Conduct effective parent workshops*
6. *More neighborhood meetings with school principals*
7. *Hold effective parent/teacher conferences*
8. *More communication of IPS proposals*
9. *Create community outreach staff*
10. *List the important township school officials for parents*

GOAL: Improve school facilities and school transportation services

STRATEGY:

Redirect and reform priorities for existing school services and expand school services

SPECIFIC ACTION:

Indianapolis Public Schools and Marion County Library Board implement the following recommendations in conjunction with township schools, United North East Ministerial Alliance (Center Township), Concerned Clergy, and other neighborhood churches:

1. *Explore library expansion*
2. *Utilize school libraries more efficiently*
3. *Provide parent transportation through IPS and churches*

GOAL: Advance school educational services

STRATEGY:

Redirect and reform priorities and increase funding for primary and secondary educational services

SPECIFIC ACTION:

Public and private schools, in partnership, implement the following recommendations:

1. *Increase vocational education*
2. *Include community service in high school credits*
3. *Create unpaid internships for students*
4. *More tutorial programs*
5. *Start a "Hero" program (mentor)*
6. *Spend more time conducting orientation sessions*
7. *Form student reading clubs*

GOAL: Support existing businesses

STRATEGY:

Assist businesses to help and empower neighborhood residents

SPECIFIC ACTIONS:

- A. *UNECDC, State of Indiana, and other local organizations assist local businesses by promoting and providing funding for job training and related programs*
- B. *UNECDC, State of Indiana, and other local organizations provide a job training and resource center*
- C. *Local merchants association publish a business directory*
- D. *Businesses hire more workers from the neighborhood*

PARKS

Two magnet parks and four neighborhood parks are located in the United North East neighborhood. Magnet parks are designed as major public gathering places for people of all ages and various interests. The magnet park typically features a major facility such as a recreation center, swimming pool, or ice rink. They also include active recreation facilities such as courts and fields, passive recreation facilities such as trails and picnic areas, and natural features such as woods and streams.

Neighborhood parks are designed to provide the types of recreation one would expect to walk through rather than be required to drive. They range from as little as one tenth of an acre to 25 acres. Typical facilities include playgrounds, play courts, and fields; picnic areas and shelters; and some open green space.

Greenways are linear open spaces that connect parks, improve recreation opportunities, and aid in the protection of wildlife and scenic regions. As links between people, neighborhoods, and cultural resources, greenways serve a wider variety of people than the typical neighborhood park.

George Washington Park is a 129 acre magnet park bounded by 30th Street, 34th Street, Temple Avenue, and Lasalle Street (see Map 2). Acquired in 1923, Washington was the first park established in the United North East neighborhood. Washington Park became significant when the Indianapolis Zoo was established in 1964 and remained so until 1986.

George Washington's facilities include ball diamonds; basketball, tennis, and volleyball courts; playgrounds and a picnic shelter; and a concession building. Future improvements include the removal of animal pens and the construction of a large playground area.

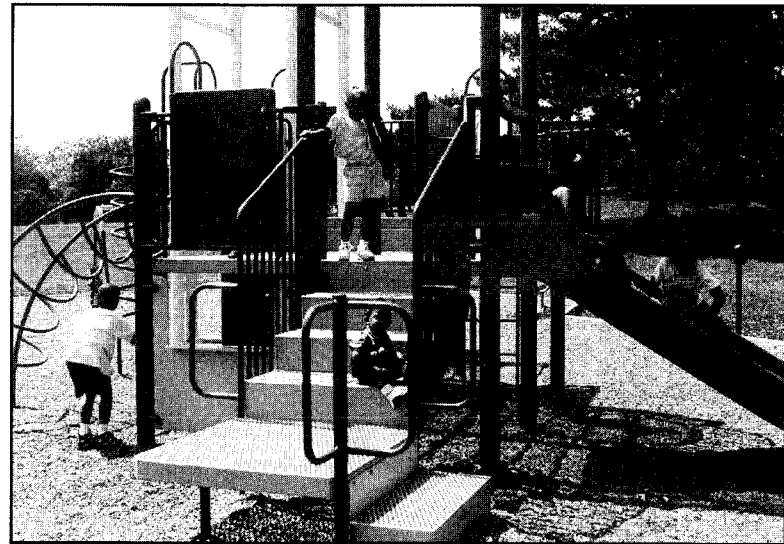


Photo 11-Children at play in Washington Park

Another magnet park, Wes Montgomery, is named after the well known jazz musician and Indianapolis native. Acquired in 1970, Wes Montgomery Park is located at 3501 Hawthorne Lane. Montgomery's facilities include ball diamonds; basketball and tennis courts; playgrounds and a picnic shelter; and an outdoor pool. Scheduled improvements for Wes Montgomery Park are fenced diamonds and dugouts.



Photo 12-Wes Montgomery Park

Acom, Beckwith, Doris Cowherd, and Roselawn are neighborhood parks in the United North East neighborhood. These parks range in size from 2.5 to 10 acres. Facilities include a ball diamond, horseshoe pits, basketball courts, a volleyball court, and three playgrounds. The improvements scheduled for neighborhood parks are:

Acom Park - Replace playground equipment

Beckwith - New playground equipment, playcourts, and parking lot

Roselawn - Playground equipment, playcourts, parking lot, split rail fence, picnic knolls, and shelter

The United North East neighborhood is bounded by one greenway corridor and contains part of a conservation area. The 1994 Indianapolis Greenways Plan envisions expansion

of the west bank of Fall Creek Parkway to the Skiles Test Nature Park at 6825 E. 65th Street.

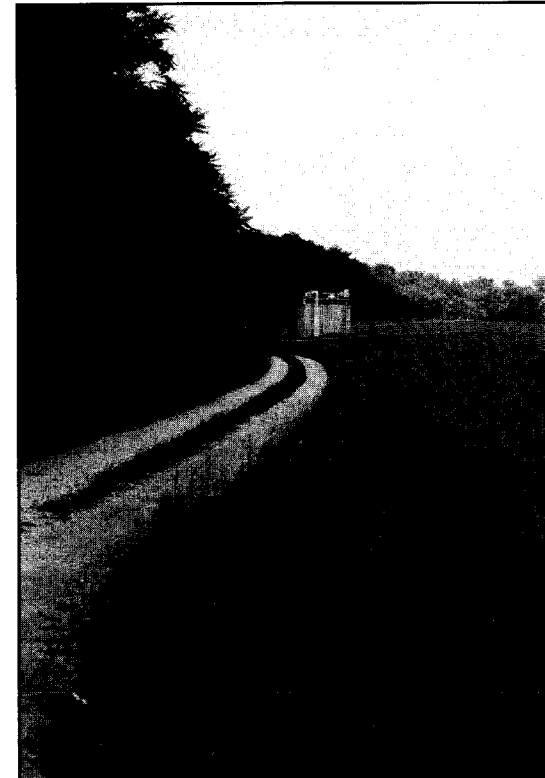


Photo 13-Vacated Monon railroad line at Sutherland Avenue looking north

Currently, Fall Creek Parkway begins at Keystone Avenue and includes a multi-purpose paved path along the west bank up to 56th Street. The conservation area along Pogues Run in the western portion of the neighborhood is intended to protect wildlife, scenic areas, historic areas, and lowlands.

Indianapolis Parks and Recreation conducts a summer day camp for 3 to 5 year olds at Washington Park from early June to late August. Activities include arts and crafts, outdoor recreation, nature and ecology, and individuals with special needs.

GOALS, STRATEGIES, AND SPECIFIC ACTIONS

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GOAL: Strengthen park facilities and recreation services

STRATEGY:

Redirect and reform recreation spending and recreation programming

SPECIFIC ACTION:

Under the direction of the UNECDC, combine the efforts of non profit youth service providers, United North East Ministerial Alliance (Center Township), Concerned Clergy, other neighborhood churches, neighborhood schools, City of Indianapolis Parks and Recreation, and neighborhood youth (representatives not currently active in organized youth programs) for the purpose of implementing the following recommendations:

- 1. More adult programs consisting of baseball, football, and basketball leagues*
- 2. Increase or change the method of communicating programs to the neighborhood*
- 3. Provide children with needed supervision and regular activities*

STRATEGY:

Develop new and improve existing park facilities

SPECIFIC ACTION:

Under the direction of the UNECDC, combine the efforts of non-profit youth service providers, United North East Ministerial Alliance (Center Township), Concerned Clergy, other neighborhood churches, neighborhood schools, Indianapolis Police Department, City of Indianapolis Parks and Recreation, and neighborhood youth (representatives not currently active in organized youth programs) for the purpose of implementing the following recommendations:

1. *Reduce the amount of drugs and liquor in park facilities*
2. *Provide neighborhood assistance with Park Rangers (volunteers)*
3. *Increase spending on park facilities*
4. *Utilize Police Athletic League (PAL) Clubs to reduce crime in parks*
5. *Apply for grants to improve safety and lighting in park facilities*

INFRASTRUCTURE/TRANSPORTATION

Residents were asked about their perception of transportation in the community. The results of this portion of the long survey were:

- Overall, public transportation is of good quality (N=76)

Strongly Agreed/Agreed	79%
Disagreed/ Strongly Disagreed	21%
- 96% of residents who completed the long survey say there is bus service within three blocks of their home (N=81).
- 94% of residents who completed the long survey say they can get to where they want to go using the bus (N=81).

Public transportation was consistently identified as a strong community asset by all residents. Public Transportation was rated as one of the most liked traits of the community and as a top community strength.

SURVEY CONCLUSIONS

Public transportation is considered to be a community strength and a valuable resource for residents. Generally, residents are pleased with the current public transportation system.

Specialized transportation services for senior citizens, persons with disabilities, and those needing access to social services may warrant further consideration. In addition, transportation was cited as a barrier to employment by business owners.

TRANSPORTATION

Anticipating a housing demand, early plats were located in proximity to commercial and industrial activity. The transportation system in these early days is typical of the time when street cars and walking were the most widely used forms of transportation.

The right of way left by an interurban rail line can still be seen in places east of Sherman Drive along the north side of 38th Street. Lot lines still show the right of way passing through several residential blocks east of Keystone Avenue.

The majority of the United North East neighborhood was platted after the Second World War. Larger lots, wider streets, and cul-de-sacs are typical of this period (See Map 2).

1. Truck Routes

Recommended truck routes in Indianapolis are designed to facilitate access to commercial and industrial areas without forcing truck traffic to penetrate residential areas. Truck routes include primary and secondary arterials, with the highest truck volumes occurring on primary arterials.

Truck routes are only recommended by the Indianapolis Department of Capital Asset Management, not required by statute. All vehicles can use any street as long as it is not prohibited in the Indianapolis Code and meets posted height or weight limits.

The Indianapolis Code limits vehicle movement according to weight limitations. Although weight limitations are posted, vehicles often travel on residential streets. Weight limits in residential areas of the United North East neighborhood exist to restrict access by trucks. Regulations are enforceable, however, enforcement is often difficult.

Keystone Avenue and Emerson Avenue connect to primary arterials in the area (I-70). The secondary arterials carrying vehicular traffic through and out of residential areas are:

East/West Routes - 30th Street and 38th Street.

North/South Routes - Fall Creek Parkway, Keystone Avenue, Sherman Drive, Emerson Avenue, and Arlington Avenue.

2. *Public Transportation*

Public transportation service in the United North East neighborhood is important because of the needs of elderly and low income populations. The Indianapolis Public Transportation Corporation (METRO) provides eight bus routes which can be directly accessed by United North East residents. These routes are:

A. Route #2 - East 34th Street

Connecting downtown with the former Fort Benjamin Harrison, this route runs along 30th Street to Sutherland Avenue to 34th Street before making a short jog at Emerson and then heading east past Arlington Avenue. The number 5, 29, and 30 routes connect to this route in the United North East neighborhood.

B. Route #4 - Fort Harrison

Connecting downtown with the former Fort Benjamin Harrison, this route runs along 38th Street to Keystone Avenue to Meadows Drive before heading east along 42nd and then north on Arlington Avenue. The number 29 route connects to this route in the United North East neighborhood.

C. Route #5 - East 25th Street

Connecting downtown with Sherman Drive/38th Street, this route runs along Sherman Drive to 38th Street. The number 2, 30, and 39 routes connect to this route in the United North East neighborhood.

D. Route #26 - Keystone Crosstown

Connecting the University of Indianapolis with Keystone at the Crossing, this route runs along Keystone Avenue. The number 2, 4, 30, 39, and

44 routes connect to this route in the United North East neighborhood.

E. Route #29 - East Michigan

Connecting downtown with the Devington Center, this route runs along Arlington Avenue. The number 2, 4, 30, and 39 routes connect to this route in the United North East neighborhood.

F. Route #30 - 30th Street Crosstown

Connecting Eastgate with Veterans Hospital, this route runs along Arlington Avenue to 30th Street before heading west along 30th Street. A selected route runs along 30th and Shadeland Avenue. The number 2, 5, and 29 routes connect to this route in the United North East neighborhood.

G. Route #39 - East 38th Street

Connecting downtown to Wingate Village via 38th Street, this route runs along 38th Street. The number 4, 5, and 29 routes connect to this route in the United North East neighborhood.

H. Route #44 - Castleton Square Express

Connecting downtown to Castleton Square, this limited stop route runs along Fall Creek Parkway. The number 4 and 39 routes connect to this route in the United North East neighborhood.

CAPITAL IMPROVEMENTS

Numerous capital improvements are continuing or have been completed in the United North East neighborhood. Scheduled capital projects include the rehabilitation of Emerson Avenue from 21st Street to 38th Street in 1999, a rehabilitation of the 30th Street bridge over Massachusetts Avenue in 2000, and the rehabilitation of Arlington Avenue from 38th Street to 46th Street in 2005. Street resurfacing and water, sewer, and curb improvements are scheduled by the Department of Capital Asset Management and do change frequently.

The majority of the United North East neighborhood is located within the Community Development Block Grant (CDBG) area. CDBG funds are intended to develop viable urban communities by providing decent housing and by expanding economic opportunities principally for persons of low and moderate income.

Grants are used to undertake a wide range of activities directed towards neighborhood revitalization, economic development, and improving community facilities and services. Sites and areas that are eligible for CDBG funding can receive guidance from this neighborhood plan.

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GOAL: Rejuvenate appearance of the neighborhood

STRATEGY:

Undertake public works projects, vacant lot development, and code compliance activities

SPECIFIC ACTION:

Utilize various agencies to implement the following projects:

1. *UNECDC and City of Indianapolis (Department of Public Works and Department of Capital Asset Management) assist property owners with property and street/water/sewer maintenance*
2. *UNECDC act as a coordinator to develop vacant lots behind 3516 E. 39th (Church of God IN Christ, Sanders Temple-Church of God)*
3. *City of Indianapolis (Department of Public Works) clean the intersection of 34th Street and Sherman Drive of weeds and liquor bottles*
4. *City of Indianapolis (Department of Public Works) trim or cut down the tree blocking the south end of the Riley Avenue/34th Street intersection*

5. *City of Indianapolis (Department of Public Works) provide proper lighting and alley cleanup near the 30th Street/Sherman Drive intersection*
6. *UNECDC, neighborhood associations, neighborhood residents, and City of Indianapolis work together to curb the abundance of liquor stores and pawn shops*
7. *City of Indianapolis (Department of Capital Asset Management) construct sidewalks along 38th Street from Fall Creek Parkway to Sherman Drive*
8. *City of Indianapolis (Department of Public Works) clean the streets of weeds and debris close to vacant School #1 (NE corner of 36th Street and Gale Street)*

BASIC HUMAN NEEDS

Resident perceptions of basic human needs in the community were examined. Needs were classified into four categories; food, shelter, clothing, and utility assistance. Residents were asked to explain whether they strongly agree, agree, disagree or strongly disagree with statements concerning basic human needs. Shown below are the questions asked and the percentage of responses for each category.

- There are times when people in your community need help getting money for utility bills (N=329)

Strongly Agreed/Agreed	86%
Disagreed/Strongly Disagreed	14%
- There are times when people in your community need help getting food (N=331)

Strongly Agreed/Agreed	86%
Disagreed/Strongly Disagreed	14%
- There are times when people in your community need help getting clothing (N=325)

Strongly Agreed/Agreed	84%
Disagreed/Strongly Disagreed	16%
- There are times when people in your community need help getting shelter (N=324)

Strongly Agreed/Agreed	73%
Disagreed/Strongly Disagreed	27%

Utility assistance was the most recognized type of basic need across all groups. However, there was some variance between groups on the level of need. Analysis was

performed on age, gender, and home ownership on questions related to basic human needs. Those age 34 years and younger and renters were significantly more likely to identify a greater need for utility assistance. Further analysis indicated home ownership was the only significant predictor of perceived need for utility assistance.

Food assistance was also recognized as a high priority by all groups, but results showed a gender difference. Females were more likely to rate food assistance as a greater need than males.

Clothing assistance was also rated as a need by all groups. Results show that significant difference exists between genders and between home owners and renters. Further analysis results show gender (being female) was the only significant factor that resulted in higher ratings on this particular human need.

Shelter assistance was rated lower than other basic human needs, but still received mention as a need by the majority (73%) of residents. Results show a significant difference between home owners and renters, between those age 34 years and younger and those who are over age 34, and between females and males.

Further analysis explored these relationships and results showed that being a renter was the most significant factor to explain higher ratings. Age was also found to be a factor that impacts perceived need for shelter assistance. Gender was determined to be insignificant in this analysis.

The questions on the long survey showed:

- Assistance for food is available for families in your community. (N=72)

Strongly Agreed/Agreed	61%
Disagreed/Strongly Disagreed	39%
- Assistance for clothing is available to people in your community. (N=70)

Strongly Agreed/Agreed	50%
Disagreed/Strongly Disagreed	50%
- Assistance for housing is available to people in your community. (N=68)

Strongly Agreed/Agreed	66%
Disagreed/Strongly Disagreed	34%
- Financial assistance to help pay utility bills is available to people in your community. (N=72)

Strongly Agreed/Agreed	64%
Disagreed/Strongly Disagreed	36%

The results showed no difference between groups based on gender, age, and home ownership on the availability of assistance for basic human needs. Larger sample sizes may have yielded significant differences on these items between groups based on gender, age, and home ownership. Caution should be taken in generalizing these results to the entire community.

In summary, it should be noted that most community residents who answered these questions are very aware of the level of need that exists. It should also be noted that residents rated

these needs as high, there were certain subsets of the community that rated them even higher.

Residents who are female, renters, and those under age 34 tend to rate a greater need for basic resources. This is probably indicative of a greater need for residents who fall within these groups or of a greater knowledge of those residents who are in need based on geography.

SOCIAL SERVICE AVAILABILITY

Residents were asked about their perception of social services in the community. The results were:

- Members of your community can get social services easily. (N=324)

Strongly Agreed/Agreed	37%
Disagreed/Strongly Disagreed	63%
- It is difficult to get to local social services without transportation. (N=383)

Strongly Agreed/Agreed	79%
Disagreed/Strongly Disagreed	21%

Residents tended to agree across groups on these items. Analysis shows no significant differences of opinion between groups based on age, home ownership, and gender.

Nearly two thirds of the residents felt members of the community cannot receive social services easily and eight out of ten residents said it is difficult to obtain social services without transportation.

The results are related to access and availability of social services for community residents. Implied is the perception that there are certain systemic barriers in accessing social services. These barriers can include insufficient awareness of social services, location of program sites and transportation to those sites, insufficient capacity of social services to meet resident needs, and an ineffective match between services and resident needs.

The results from the long survey were:

- There is someone you know in your community who has had difficulty getting social services, because they do not have transportation. (N=64)

Strongly Agreed/Agreed	55%
Disagreed/Strongly Disagreed	45%
- There is adequate availability of social services in your community. (N=68)

Strongly Agreed/Agreed	44%
Disagreed/Strongly Disagreed	56%

Larger sample sizes may have yielded significant differences on these items between groups based on gender, age, and home ownership. Caution should be taken in generalizing these results to the entire community.

ALCOHOL AND DRUG ABUSE

Alcohol and drug abuse issues were looked at only on the long version of the survey. The results were:

<i>Statements Read to Residents</i>	<i>Strongly Agree or Agree</i>	<i>Strongly Disagree or Disagree</i>
Community members, who need it, can afford substance abuse treatment. (N=71)	37%	63%
Alcohol laws, such as underage drinking and selling to minors, are being enforced in your community. (N=73)	48%	52%
Drug laws are being enforced in your community. (N=75)	31%	69%
Most members of your community do not accept <u>alcohol misuse</u> . (N=75)	48%	52%
Most members of your community do not accept <u>drug use</u> . (N=76)	60%	40%
People in your community can get substance abuse treatment if they want it. (N=73)	68%	32%

<i>Question Asked</i>	<i>Very/So mewhat Available</i>	<i>Not very Available / Not at all Available</i>
How available to <u>adults</u> in your community is information about preventing alcohol abuse. (N=73)	49%	51%
How available to <u>children</u> in your community is information about preventing alcohol abuse. (N=73)	51%	49%
How available to <u>adults</u> in your community is information about preventing <u>drug abuse</u> . (N=75)	49%	51%
How available to <u>children</u> in your community is information about preventing drug abuse. (N=73)	56%	44%

SURVEY CONCLUSIONS

Questions related to alcohol and drug abuse were asked of a small percentage of residents. No generalizations can be made to the larger population. Results are included in this document to stimulate further discussion.

HEALTH CARE AND DISABILITIES

Resident perceptions of health care services and whether there is help for those with disabilities was examined. Residents were asked whether they strongly agree, agree, disagree or strongly disagree with statements read to them concerning health care and services for the disabled. A four point likert scale was used where 4 equals "strongly agree" and 1 equals "strongly disagree".

Shown below are the questions asked and the percentage of responses for each category:

- There is *easy access* to health care in your community ($\bar{X} = 2.63$, N=382).

Strongly Agreed/Agreed	62%
Disagreed/Strongly Disagreed	38%
- There is *affordable* health care in your community ($\bar{X} = 2.43$, N=350).

Strongly Agreed/Agreed	49%
Disagreed/Strongly Disagreed	51%
- There is *quality* health care in your community ($\bar{X} = 2.57$, N=353).

Strongly Agreed/Agreed	59%
Disagreed/Strongly Disagreed	41%
- Do you have health insurance? (N=414)

Yes	75%
No	25%

- There is *help* for people with disabilities in your community ($\bar{X} = 2.31$, N=326)

Strongly Agreed/Agreed	39%
Disagreed/Strongly Disagreed	61%

Six out of ten residents perceive that health care is accessible and of good quality. However, five out of ten residents perceive that health care is not affordable. Affordability is a greater issue for 25% of the residents reporting they do not have health insurance. A significant majority of residents perceive that services are not available for people with disabilities.

Analysis was completed to determine if age, homeownership, or gender had an effect on resident responses. Results showed no relationship between home ownership and questions of access, quality, and affordability of health care.

Analysis determined that age and gender had no relationship on residents perceptions related to the question of accessible health care services. Similarly, perceptions of affordability and quality of health and the relationship to age or gender yielded no significant difference.

There was considerable variation on whether residents had health insurance and the age and home ownership status of respondents.

Analysis was completed comparing whether there was a significant difference between the age of residents related to

having health insurance. Based on a cross tabulation of age, the results were as follows:

<i>Do you have health insurance?</i>			
	Yes	No	
18-44 years of age	65.7%	34.3%	N=198
45 and older	82.9%	17.1%	N= 217

Thus, as age increases so does the likelihood of health insurance.

Subsequently, an analysis was completed comparing whether there was a significant difference between home owners and renters on the question of having health insurance. The results are as follows:

<i>Do you have health insurance?</i>			
	Yes	No	
Home Owners	88.5%	11.5%	N=235
Renters	56.1%	43.9%	N= 171

Consequently, home ownership is a strong indicator of the likelihood of health insurance.

Further analysis was completed to determine whether age and home ownership were significant in regards to health insurance. Results indicated home ownership status is the only significant variable related to health insurance. Subsequently, those who are renters are significantly less likely to have health insurance.

The question related to help for those with disabilities showed 61% of the residents believe that help does not exist for those

individuals in the community. There was no significant difference based on age, sex and home ownership status.

SURVEY CONCLUSIONS

Six out of ten residents perceive that health care is accessible and of good quality. However, five out of ten residents feel that health care is not affordable.

Affordability is an even greater issue for 25% of the residents with no health insurance. A significant majority (six out of ten) residents believe that help is not available for people with disabilities in the community.

Analysis revealed that age and home ownership are related to a lack of health insurance. A little more than a third of residents age 18 to 44 do not have health insurance and 44% of renters also lack health coverage.

CHILD CARE

The survey examined issues related to child care and specifically concentrated on the areas of safety, quality, affordability, and availability. The results were:

- There is safe child care in your community. (N=230)
Strongly Agreed/Agreed 70%
Disagreed/Strongly Disagreed 30%
- There is *quality* child care in your community. (N=228)
Strongly Agreed/Agreed 67%
Disagreed/Strongly Disagreed 33%
- There are people in your community who have tried but unable to find *safe, affordable, and quality* child care. (N=199)
Strongly Agreed/Agreed 63%
Disagreed/Strongly Disagreed 37%

The large number of invalid responses (185 to 216) is reflective of a great number of residents that indicated they do not have knowledge about child care related issues in the United North East neighborhood.

When comparing perceptions based on age, home ownership, and dependents under age 12, the results showed that all of these factors influenced resident perceptions of child care issues.

However, when completing an analysis which controls other variables, the results showed that renters are less likely to perceive there is safe and quality child care available in the community. The universe of this response was defined as

knowing someone who has tried but not been able to find child care.

Similarly, those 143 households surveyed with children under age 12 were more likely to know someone who has had difficulty accessing child care. These findings were all significant at or below the .05 level.

The responses from renter households were:

- There is safe child care in your community. (N=110)
Strongly Agreed/Agreed 56%
Disagreed/Strongly Disagreed 44%
- There is *quality* child care in your community. (N=107)
Strongly Agreed/Agreed 53%
Disagreed/Strongly Disagreed 47%
- There are people in your community who have tried but unable to find *safe, affordable, and quality* child care. (N=112)
Strongly Agreed/Agreed 78%
Disagreed/Strongly Disagreed 22%

Based on the analysis performed, child care is a far more significant issue for renters in the community. However, caution should be exercised to not generalize the results due to a sample size of 107-112 respondents.

SURVEY CONCLUSIONS

There was a considerable variation among residents relating to issues of child care. Significant differences were found

between renters and home owners on availability of child care services.

The difference between home owners and renters can be interpreted as an indicator of economic status. There is a need to develop child care services that can serve those residents in the low to moderate income levels. Important efforts promote safe, affordable, and quality child care that is available and easily accessible to all.

DISCRIMINATION

Residents that completed the long survey were asked about discrimination in the community. Specifically, they were asked if they know someone in the community who has experienced discrimination in obtaining a job, receiving social services, in access to housing, and at businesses within the United North East neighborhood. These results may or may not be representative of the entire community due to the size of the sample. The results were:

- Do you know of someone in your community who has experienced discrimination in getting a job in the past year? (N=81).

Yes	21%
No	79%

- Do you know of someone in your community who has been denied social services in the past year due to discrimination? (N=78).

Yes	10%
No	90%

- Do you know of someone in your community who has experienced discrimination in getting housing in the past year? (N=80).

Yes	15%
No	85%

- Do you know someone in your community who has experienced discrimination at a community business in the past year? (N=79).

Yes	24%
No	76%

SURVEY CONCLUSIONS

Discrimination was explored only with a limited number of residents. The residents surveyed did not view discrimination as a significant problem, however a consistent minority (10% to 24%) indicated they were aware of incidents of discrimination within the past year.

The racial composition of the United North East neighborhood is 93.1% African-American. Consequently, discrimination may or may not be occurring in the community. It is also possible that discrimination could be based on economic factors.

LAND USE AND ZONING

LAND USE

As part of a survey conducted from October 1996 to February 1997, land use was inventoried. This survey showed land use in the United North East neighborhood is primarily single family residential (see Table 5). Although single family residential comprises 45.8% of the total area, vacant land totals 248.2 acres, or 6.3% of the total area and parks and open space comprises 260.8 acres, or 6.7% of the total area.

Table 5 1997 Existing Land Use United North East Neighborhood			
Land Use	Parcels	Acres	Area %
Single Family Residential	8,277	1,793.4	45.8
Two Family Residential	267	54.2	1.4
Multi Family Residential	45	149.1	3.8
Commercial Office	28	22.4	0.6
Commercial Retail and Service	170	135.8	3.5
Light Industrial	115	149.9	3.8
Heavy Industrial	39	123.8	3.2
Special Uses	96	209.7	5.4
Parks and Open Space	81	260.8	6.7
Vacant	797	248.2	6.3
Parking	5	4.1	0.1
Miscellaneous - Highways, Streets, Railroads, Right-Of-Way, and Rivers	-	757.3	19.4
Total	9,920	3,909.2	100.0

Source: City of Indianapolis, Department of Metropolitan Development, Division of Planning.

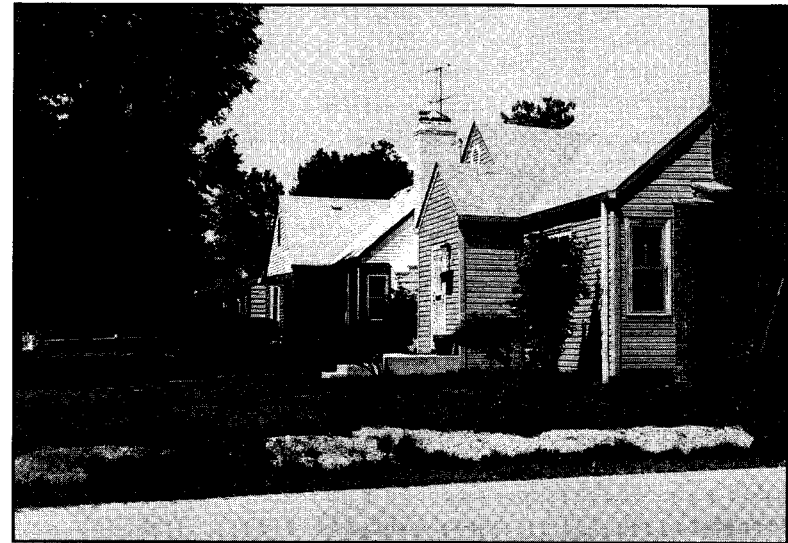


Photo 14-Single Family homes north of Washington Park and south of 38th Street

Single family homes are obviously the cornerstone and glue that holds the neighborhood together. Important also are the multi family communities. Those multi family communities consist of Mozel Sanders, Phoenix, Timberidge, Twin Hills, Blackburn Terrace, Orchard Park, Hawthorne Place, Sherman Forest, and Parkwood. Multiple family housing comprises 3.8% of the total area. Other multiple family units are scattered throughout the neighborhood in single family structures as well as buildings designed for two family dwellings.



Photo 15-Hawthorne Place multiple family community located at the NE corner of Emerson Avenue and 32nd Street

The United North East neighborhood is competing between two different kinds of housing needs. On one hand, there is a stable single family community and on the other hand, there is a need for affordable units in multi family and two family structures.

Commercial development (4.1% of the total area) is concentrated along 38th Street and Keystone Avenue. However, numerous commercial businesses that service neighborhood residents are scattered throughout the United North East neighborhood.

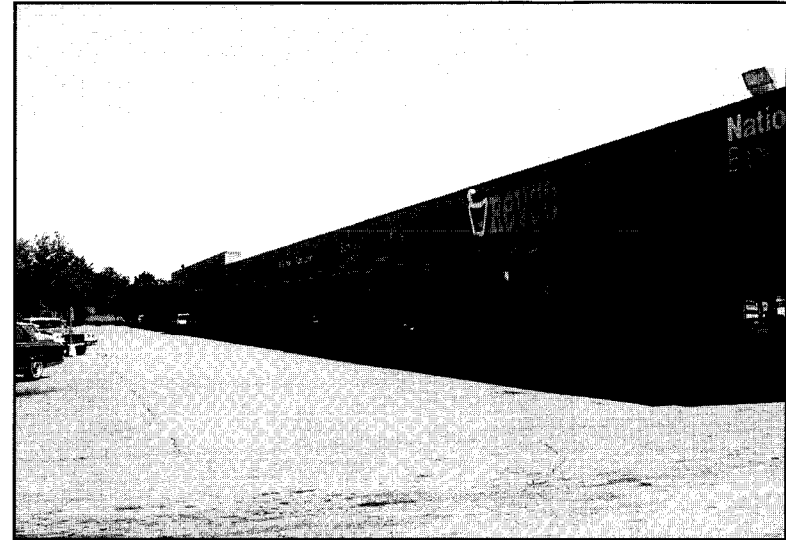
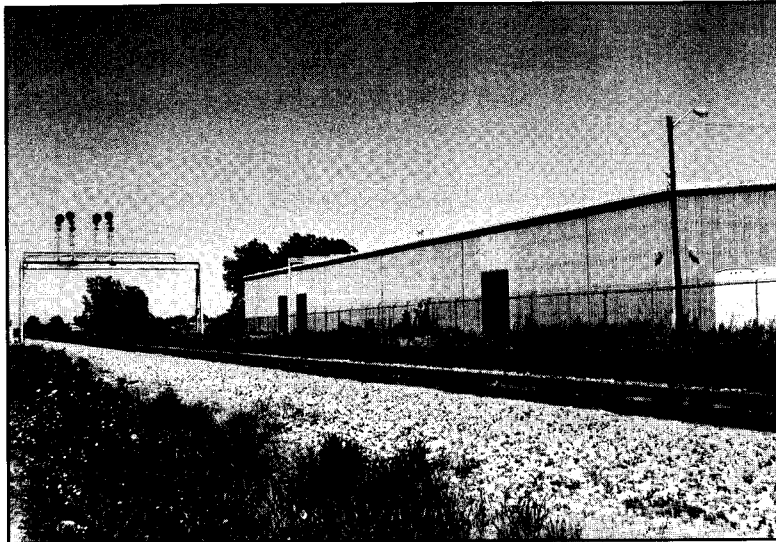


Photo 16-Brightwood Shopping Center on Sherman Drive between 26th Street and Massachusetts Avenue

Industrial land (7.0% of the total area) is concentrated along Massachusetts Avenue and Sutherland Avenue/Millersville Road. A very important asset to the community, light and heavy industrial businesses provide higher paying jobs in the United North East neighborhood.



*Photo 17-Massachusetts Avenue industrial corridor
between Emerson Avenue and Sherman Drive looking
southwest*

Parks and open space comprise 6.7% of the total area. Park land is an asset and important not only by the value but by the sheer abundance of land devoted to parks in the neighborhood (See section on parks).

The majority of vacant land is located south of 34th Street. Contiguous parcels or large tracts of vacant land provide the best chance for redevelopment (See Map 5).

LAND USE DEFINITIONS

The following text describes typical uses consistent with land use categories.

LOW DENSITY RESIDENTIAL

- 2 to 5 dwelling units per acre. Single family and two family dwellings.

MEDIUM DENSITY RESIDENTIAL

- 5 to 15 dwelling units per acre. Single family, two family, and multiple family dwellings.

COMMERCIAL OFFICE

- Office uses such as architectural, law, and accounting; advertising, public relations, and employment agencies; banking and insurance offices; and medical and dental facilities.
- Certain special uses such as nursing homes and day care centers.
- Educational services such as business, technical, and secretarial schools.

COMMERCIAL RETAIL AND SERVICE

- Retail businesses such as art galleries, antique stores, grocery stores, apparel and accessory stores, artist and architect supply stores, book stores, camera supply and photo developing businesses, florists, bakeries, card and stationery stores, hardware stores, jewelry stores, pet shops, framing services, music stores, and automobile sales.

- Personal, professional, and business services such as barber and beauty shops, dry cleaners, and shoe repair businesses.
- Repair service such as jewelry, watch and clock repair, key duplicating, typewriter repair, shoe and camera repair, and automotive body repair and paint.
- Restaurants and taverns with restrictions.

LIGHT INDUSTRIAL

Industries that usually do not create objectionable characteristics that extend beyond their property lines. Light industry can consist of assembly operations of premanufactured parts or components; and assembly, repair, or manufacturing of light component parts of products. Some examples are:

- Jewelry manufacturing and engraving
- Warehousing
- Construction companies
- Upholstering
- Paper box and paper products manufacturing from finished paper.
- Manufacturing of optical goods.

HEAVY INDUSTRIAL

Industries that produce more objectionable characteristics than those in light industrial categories (i.e. greater pollutants, noise, etc.). Because of their nature, heavy industry should be located away from residential areas.

Heavy industry includes the manufacture and assembly of durable goods; material processing including products of agriculture, forestry, fishing, mining, and quarrying; and the manufacture of tools and implements, machinery, and machinery components. Some examples are:

- Motor truck terminals
- Food processing of raw materials
- Coke ovens
- Cement, lime, and gypsum manufacturing
- Scrap metal reprocessing
- Auto and truck component manufacturing and assembly

SPECIAL USE

Special uses are those land uses that are difficult to classify. Some examples are:

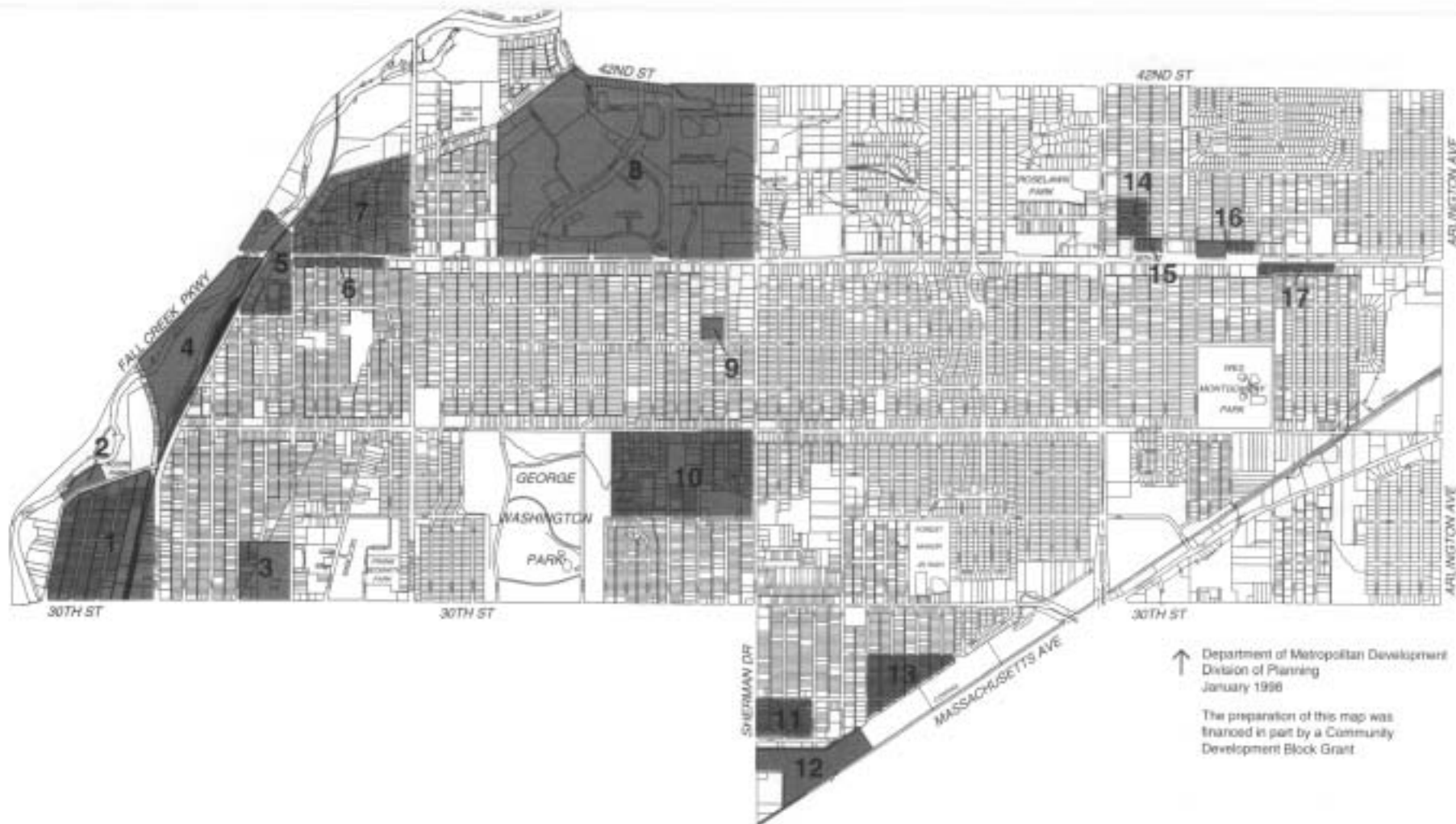
- Churches and Schools
- City, County, State, and Federal Offices
- Power substations

- Switching stations
- Non profit agencies
- Nursing homes
- Hospitals
- Union Halls
- Petroleum refineries
- Cemeteries

PARKS AND OPEN SPACE

Parks and open spaces are areas for recreation or areas accessible to the general public. Some examples include:

- Civic open spaces
- Magnet and neighborhood parks
- Open space corridors and greenways (White River State Park)



↑ Department of Metropolitan Development
 Division of Planning
 January 1998
 The preparation of this map was
 financed in part by a Community
 Development Block Grant

UNITED NORTH EAST NEIGHBORHOOD PLAN
 MAP 5 - ISSUES IN 1997

NOTE: NUMBERS CORRESPOND TO DESCRIPTIONS IN THE TEXT.

LAND USE PLAN

The Land Use Plan for the United North East neighborhood is an update to 3 previous neighborhood plans and the Comprehensive Plan of Marion County. The Land Use Plan develops recommendations for land use that address concerns of residents and property owners in the neighborhood. The reason for developing a land use plan is the protection of health, safety, and welfare of residents and also protecting the rights of property owners as established by law.

Designation of recommended land uses does not mean the land will revert to that use, rather it will serve as a guide for future development when petitions are filed. When rezoning and variance petitions are being considered, information from the land use plan can be used to convey the preference for a particular site.

COMPREHENSIVE PLAN FOR MARION COUNTY

The Comprehensive Plan for Marion County serves as a very **general guide** for decision makers concerned with the physical development of Indianapolis. The Comprehensive Plan also provides a framework for detailed physical development plans, such as the United North East Neighborhood Plan.

Consequently, the United North East Neighborhood Plan will amend a segment of the Comprehensive Plan for Marion County. The policies identified in the comprehensive plan that apply to the United North East neighborhood are:

1. Encourage the revitalization of existing neighborhood commercial areas by strengthening adjacent residential

areas and by restricting new commercial uses to the existing commercial areas.

2. Promote infill development of vacant parcels with full consideration of architectural compatibility and environmental and open space impact on surrounding areas.
3. Encourage and expand housing rehabilitation and construction through public assistance programs, financial incentives, strategic improvement planning, and other techniques as appropriate.
4. Make public financial resources available to support and encourage development and revitalization opportunities.
5. Facilitate revitalization and redevelopment in appropriate areas by assembling parcels for large developments through the existing redevelopment statute.
6. Commit public resources to assist in rehabilitation and reuse projects.
7. Provide improved public services in existing neighborhoods.
8. Require environmental assessments in design and building of infrastructure to minimize adverse impacts upon neighborhoods.

LAND USE RECOMMENDATIONS

The Land Use Plan for the United North East neighborhood is an update to three previous neighborhood plans and amends a segment of the Comprehensive Plan of Marion County. The Land Use Plan develops recommendations for land use and zoning that address issues and concerns of residents and property owners in the neighborhood (See Credits).

Recommendations for future development address environmental concerns, development on vacant sites and vacant buildings, and areas in transition from one land use to another land use (See Map 6). An effort was made to buffer incompatible land uses.

Residential areas are recommended to be protected from the encroachment of uses which are detrimental to the single family character of the neighborhood. Special attention was given to areas where industrial and commercial uses are adjacent to residential areas.

Parks and open space were also given attention. Land recommended as parks and open space will help to reduce the impacts of industrial and commercial land on sensitive areas and possible development of a linear park. Industrial and commercial areas are recommended to be concentrated along high volume roads or accessible to interstate and railroad transportation.

ALTERNATE LAND USE RECOMMENDATIONS

There are sites which can be used alternatively in a variety of ways to benefit the neighborhood. By identifying these areas, business leaders, property owners, and citizens realize that social and economic conditions may not support one

recommendation on a site. The following alternate recommendations are to be considered:

1. The area abutting Fall Creek. The primary recommendation is for a variety of land uses that have existed along Fall Creek. The alternative recommendation is parks and open space, a recommendation which is intended to help protect Fall Creek from environmental contamination and to foster the possible development of a linear park.
2. An area within the boundaries of Meadows Drive, 38th Street, Sherman Drive, and 42nd Street (See Map 6). The recommendation for this area is a planned unit development, primarily residential (DP). Structures on this site can be renovated as multiple family units while supporting the construction of senior citizen housing. Also, the flexibility of a DP recommendation allows supportive services such as compatible office businesses, certain public and semi public uses, and a limited range of retail sales and services.

If this is not feasible, low density residential development is an acceptable alternative.

ZONING PLAN

After reviewing existing zoning and developing recommendations for future land use, a zoning plan was developed. The zoning plan for the United North East neighborhood is partly designed to properly designate various properties whose uses, although appropriate, are not supported by the proper zoning classifications. The remainder of the zoning plan provides direction for development on vacant land and vacant buildings, addressing areas in transition to a different use, and separating incompatible uses through buffering and transitional uses (See Map 7).

The zoning plan is to be used only as an indication of the desirable zoning of sites in the United North East neighborhood. It should not be inferred from the zoning plan that new regulations will become effective on property. Zoning changes are made through the petitioning process and must include public comments and be voted upon by the Metropolitan Development Commission.

Implementation of the zoning plan may require a concerted effort on the part of individual property owners and the City of Indianapolis to rezone numerous parcels. Property owners wishing to pursue this option by joining with adjacent landowners to petition for a change in zoning classification are encouraged. Also, rezoning land according to this plan can be recommended by City staff when development petitions are submitted.

ZONING DESCRIPTIONS

The following section describes zoning districts recommended in the zoning plan.

Dwelling Districts:

- D2 - Low Density Single Family. Two family dwellings permitted on corner lots only.
- D3 and D4 - Medium Density Single Family. Two family dwellings permitted on corner lots only.
- D5 - Medium Density Single Family. Permitted are single family and two family houses.
- D6 - Low Density Multi-Family. Typical density is six to nine dwellings per gross acre.
- D6II - Low Density Multi-Family. A transition between high intensity and low intensity uses. Typical density is nine to twelve dwellings per gross acre.
- D7 - Medium Density Multi-Family. Associated with high traffic generators. Typical density is twelve to fifteen dwellings per gross acre.
- DP - Planned Unit Development. Predominately residential in nature, the DP zoning district may include supportive commercial or industrial development.

Commercial Districts:

- C1 - Office Buffer. Exclusive office district.
- C2 - High Intensity Office-Apartment. Zoning district typically adjacent to a regional shopping center or along arterial streets.

- **C3 - Neighborhood.** Permits a range of indoor retail sales and personal, professional, and business services compatible with residential.
- **C4 - Community-Regional.** Permits business groupings and shopping centers.
- **C5 - General.** Intended for commercial uses with outdoor operations on roads with heavier commercial traffic.
- **C7 - High Intensity.** Intended for retail commercial which have high intensity aspects such as abundant outdoor storage of materials and equipment and outdoor parking of trucks.
- **CS - Special.** Permits a unique combination of uses, commercial and noncommercial, in a planned development.
- **CID - Commercial-Industrial.** Intended for land uses with a limited amount of customer traffic and which are more compatible with industrial than retail commercial activities.

Industrial Districts:

- **I2U - Light Industrial Urban.** Applicable to older industrial districts which may serve as a buffer between residential and heavy industrial areas. Uses are those with few objectionable nuisances. Outside storage not to exceed 25% of the gross floor area.

- **I3U - Heavy Industrial Urban.** Applicable to older industrial districts with objectionable nuisances. Outside storage not to exceed 50% of the gross floor area.
- **I4U - Provides for heavy industrial uses with nuisances that are difficult, expensive, or impossible to eliminate.** Outside storage not to exceed 75% of the lot area.

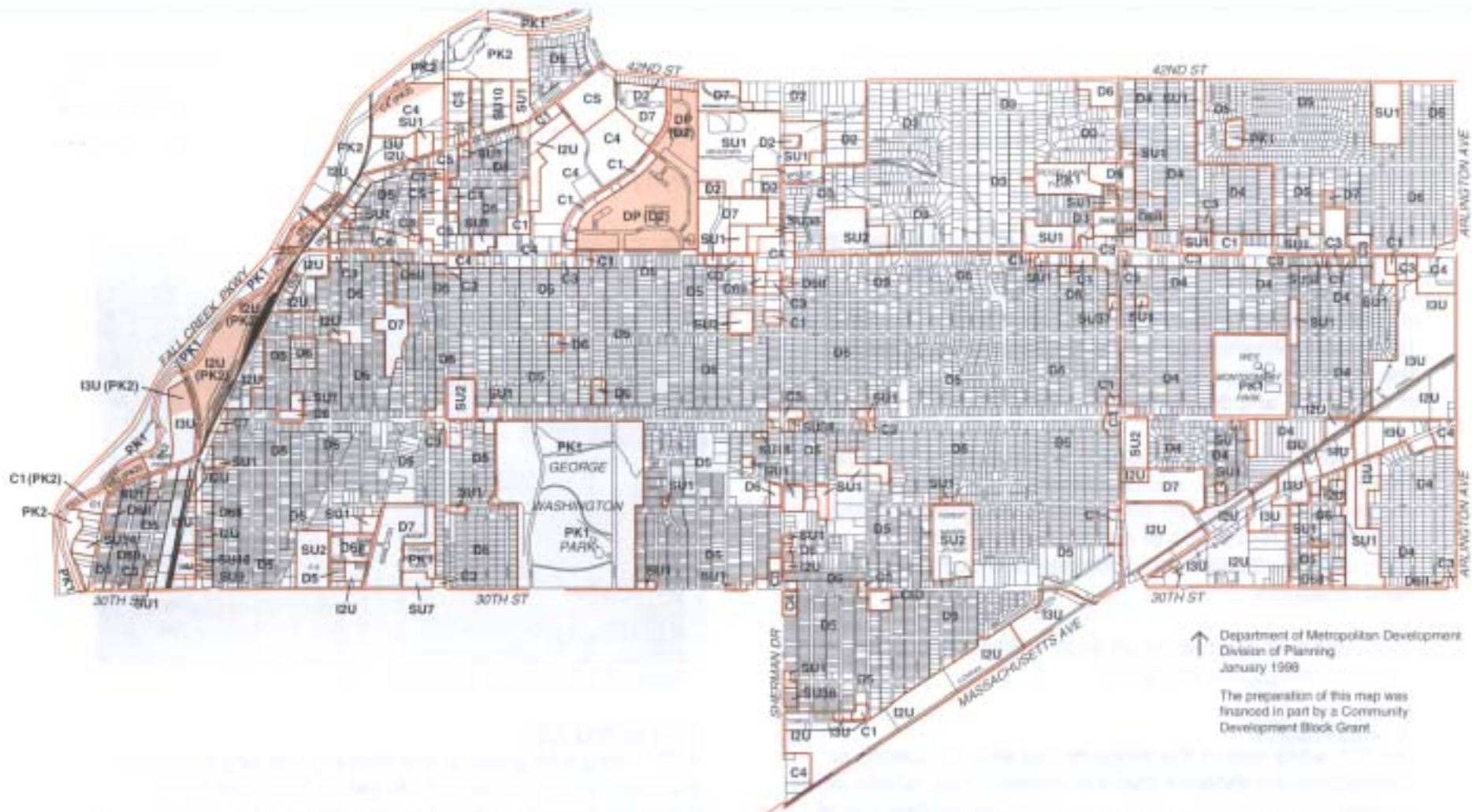
Special Use Districts:

- **SU1 - Churches.**
- **SU2 - Schools.**
- **SU7 - Charitable Institutions.**
- **SU9 - Buildings and grounds used by any local, state, or federal government.**
- **SU10 - Cemeteries.**
- **SU18 - Light and power substations.**
- **SU34 - Fraternity, Clubs, and Lodges.**
- **SU37 - Library.**
- **SU38 - Community Center.**

Park Districts:

- **PK1 - Park District One.** Permits all sizes and ranges of public park land and facilities.

- PK2 - Park District Two. Located on the periphery of public parks to assure compatible development.



↑ Department of Metropolitan Development
 Division of Planning
 January 1998

The preparation of this map was
 financed in part by a Community
 Development Block Grant

UNITED NORTH EAST NEIGHBORHOOD PLAN MAP 7 - ZONING PLAN

Dwelling Districts:

- D2** Low Density Single Family
- D3** Medium Density Single Family
- D4** Medium Density Single Family
- D5** Medium Density Single Family
- D6** Low Density Multi Family
- D6II** Low Density Multi Family
- D7** Medium Density Multi Family

Dwelling Districts, cont:

- DP** Planned Unit Development
- Commercial Districts:**
- C1** Office Buffer
- C2** High Intensity Office-Apt.
- C3** Neighborhood
- C4** Community-Regional
- C5** General

Commercial Districts, cont:

- C7** High Intensity
- CS** Special
- CID** Commercial-Industrial
- Industrial Districts:**
- I2U** Light Industrial Urban
- I3U** Heavy Industrial Urban
- I4U** Heavy Industrial Urban

Special Use Districts:

- SU1** Church
- SU2** School
- SU7** Charitable Institutions
- SU9** Government Offices
- SU10** Cemeteries
- SU18** Light & Power Substations
- SU34** Fraternity, Clubs & Lodges

Special Use Districts, cont:

- SU37** Library
- SU38** Community Center
- Park Districts:**
- PK1** Public Park
- PK2** Park Perimeter

Note: Alternate zoning recommendations for areas are specified in parenthesis by abbreviation of the proposed zoning as listed.

HISTORIC PRESERVATION

The Historic Landmarks Foundation of Indiana has surveyed Marion County by township for historically important structures. The survey for Lawrence Township was conducted in 1985, Warren Township in 1988, and Center Township in 1989-1990. Washington Township remains uncompleted. The historic surveys recorded information on each building, its environment, and the category of significance.

Historic preservation is important to maintaining the urban design quality, charm, and character of the United North East neighborhood. A historic preservation designation strongly recommends renovation of designated structures. Coordinating with Historic Landmarks is critical to preserving these structures.

After recording information on each building, one of the following ratings was assigned.

Outstanding (O)

The "O" rating means the property has enough historic or architectural significance that it is already listed, or should be considered for individual listing, in the National Register of Historic Places. "Outstanding" resources can be of local, state, or national importance.

Notable (N)

The rating of "N" means that the property did not merit an "O" rating, but still is above average in its importance. Further research may reveal that the property could be eligible for National Register listing. The property may be eligible for the Indiana Register of Historic Sites and Structures.



Photo 18-3760 North Forest Manor

Contributing (C)

A "C" rating was given to any property meeting the basic inventory criteria of being built before 1940, but is not important enough to stand on its own as a "Outstanding" or "Notable" designation. A contributing structure is important to the density of continuity of an area's historic fabric. "Contributing" properties can be listed in the National Register of Historic Places if they are part of a historic district, but would not usually qualify on a individual basis.

Non Contributing (NC)

Properties rated "NC" were not included in the inventory unless they were located within a historic district. Such properties are likely to be built after 1940, or are older

structures that have been extensively altered to lose their historic character, or are otherwise incompatible with their historic surroundings. These properties are not eligible for the National Register of Historic Places.

The "NC" rating should be viewed as an advisory recommendation based on the information available to the surveyor. Change in location, careful restoration, additional research, extensive physical damage, or inappropriate remodeling could affect the significance and rating.

Table 6 Surveyed Historical Structures United North East Neighborhood				
Address	Structure	Architectural Type	R	Year Built
? N. Arlington	House	English Cottage	C	1935
? N. Arlington	House	Cape Cod	C	1930
?	House	English Cottage	N	1925
4101 E. 30 th	School	Jacobethan Revival	O	1922/1928 /1957
5310 E. 30 th	House	Pyramidal-roof	C	1930
5330 E. 30 th	House	Neo-Colonial	C	1930
3614 E. 36 th	School	Collegiate Gothic	N	1925/1948 /1954
4007 E. 38 th	House	Tudor Revival	O	1920
4101 E. 38 th	House	Mission Revival	N	1920
5000 Block of 38th	Roadside Diner	Streamline	N	1954
5395 E. 38 th	House	English Cottage	C	1940
5511 E. 38 th	House	English Cottage	C	1940
4310 E. 38 th N. Dr.	House	Craftsman	N	1927
4460 E. 38 th N. Dr.	House	?	NC	1940
4508 E. 38 th N. Dr.	House	Bungalow	C	1925

Table 6 Surveyed Historical Structures United North East Neighborhood, cont.				
Address	Structure	Architectural Type	R	Year Built
4041 E. 42nd	House	Italian Villa	N	1930
4051 E. 42nd	House	English Cottage	N	1932
4805 E. 42nd	House	Queen Ann-Stick	N	1880
4160 Millersville	Cemetery		N	1850-1950's
4176 Millersville	House	Craftsman Bungalow	N	1930
4201 Millersville	Dairy	20th Century Industrial	N	1929
4168 Millersville	R. Trans. Station	Art Deco	N	1933
3221 N. Arlington	House	Bungalow	C	1930
3309 N. Arlington	House	Bungalow	C	1920
3625 N. Arlington	House	Craftsman/Bungalow	C	1920
3735 N. Arlington	House	American Four-Square/Craftsman	N	1923
3805 N. Arlington	House	Cape Cod	C	1935
3815 N. Arlington	House	?	C	1930
3825 N. Arlington	House	American Foursquare	C	1925
3851 N. Arlington	House	Colonial Revival	N	1935
3856 N. Arlington	House	Bungalow	C	1930
3866 N. Arlington	House	English Cottage	O	1927
3906 N. Arlington	House	Classical Revival	N	1925
3910 N. Arlington	House	Colonial Revival	C	1925
3915 N. Arlington	House	Italian Villa	N	1927
3933 N. Arlington	House	Bungalow	N	1928
3935 N. Arlington	House	English Cottage	C	1935

Table 6
Surveyed Historical Structures
United North East Neighborhood, cont.

Address	Structure	Architectural Type	R	Year Built
3945 N. Arlington	House	Cape Cod	NC	1947
3949 N. Arlington	House	Cape Cod	NC	1940
3952 N. Arlington	House	?	N	1925
4001 N. Arlington	House	Cape Cod	NC	1935
4004 N. Arlington	House	Late Prairie	C	1950
4032 N. Arlington	House	English Cottage	C	1925
4035 N. Arlington	House	Craftsman Bungalow	N	1925
4045 N. Arlington	House	Ranch	NC	1940
4050 N. Arlington	House	Bungalow	N	1930
4055 N. Arlington	House	Cape Cod	NC	1947
4056 N. Arlington	House	Bungalow	N	1925
4060 N. Arlington	House	Cape Cod	C	1935
4102 N. Arlington	House	Bungalow	C	1930
4103 N. Arlington	House	American Foursquare	O	1925
4108 N. Arlington	House	Cape Cod	NC	1935
4111 N. Arlington	House	Bungalow	C	1925
4120 N. Arlington	House	Cape Cod	C	1935
4179 N. Arlington	House	American Foursquare	N	1920
3646 N. Denny	House	Lustron	N	1945
3836 N. Drexel	House	English Cottage/Modernistic	N	1930
3890 N. Drexel	House	Cape Cod	NC	1940
3902 N. Drexel	House	Bungalow	C	1925
3905 N. Drexel	House	Bungalow	C	1930
3914 N. Drexel	House	Colonial	C	1935
3920 N. Drexel	House	Bungalow	N	1925
3931 N. Drexel	House	Cape Cod	C	1940

Table 6
Surveyed Historical Structures
United North East Neighborhood, cont.

Address	Structure	Architectural Type	R	Year Built
3940 N. Drexel	House	Bungalow	C	1930
3950 N. Drexel	House	Cape Cod	NC	1940
3553 N. Emerson	House	Bungalow	C	1930
3609 N. Emerson	House	Hall-and-Parlor	C	1900
3633 N. Emerson	House	Bungalow	C	1930
3740 N. Forest Manor	House	French Eclectic	N	1930
3760 N. Forest Manor	House	Tudor Revival	N	1920
4040 N. Forest Manor	House	Colonial Revival	N	1935
4120 N. Forest Manor	House	Colonial Revival	N	1920
3421 N. Keystone	School	N/A	N	1931/1951
3851 N. Wallace	Lodge (log cabin)	Rustic	N	1941-42, 1954
4089 N. Wallace	House	American Foursquare	N	1925
3909 Temple	House	Spanish Mission Revival	N	1930

Source: Historic Landmarks Foundation of Indiana.

CREDITS

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